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# Executive Summary Report

Appraisal Date 1/1/2005 - 2005 Assessment Roll

**Area Name / Number:** Kent/Renton Suburbs / 59

**Previous Physical Inspection:** 2000

## Sales - Improved Summary:

Number of Sales: 857

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2004 Value</b>	\$75,800	\$175,800	\$251,600	\$276,700	90.9%	9.22%
<b>2005 Value</b>	\$106,300	\$170,100	\$276,400	\$276,700	99.9%	6.39%
<b>Change</b>	+\$30,500	-5,700	+\$24,800		+9.0%	-2.83%
<b>% Change</b>	+40.2%	-3.2%	+9.9%		+9.9%	-30.69%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.83% and -30.69% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

## Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2004 Value</b>	\$77,700	\$164,200	\$241,900
<b>2005 Value</b>	\$112,000	\$155,900	\$267,900
<b>Percent Change</b>	+44.1%	-5.1%	+10.7%

Number of improved Parcels in the Population: 6427

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2004 or 2005 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

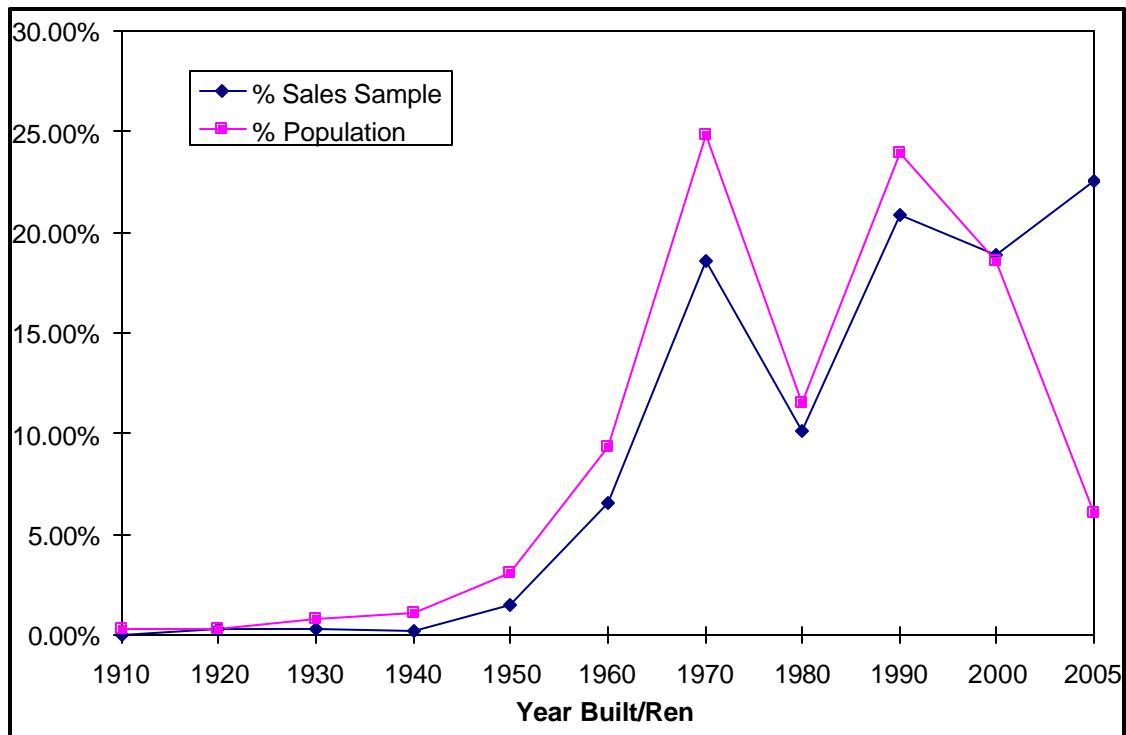
## Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2005 Assessment Roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	3	0.35%
1930	3	0.35%
1940	2	0.23%
1950	13	1.52%
1960	56	6.53%
1970	159	18.55%
1980	87	10.15%
1990	179	20.89%
2000	162	18.90%
2005	193	22.52%
	857	

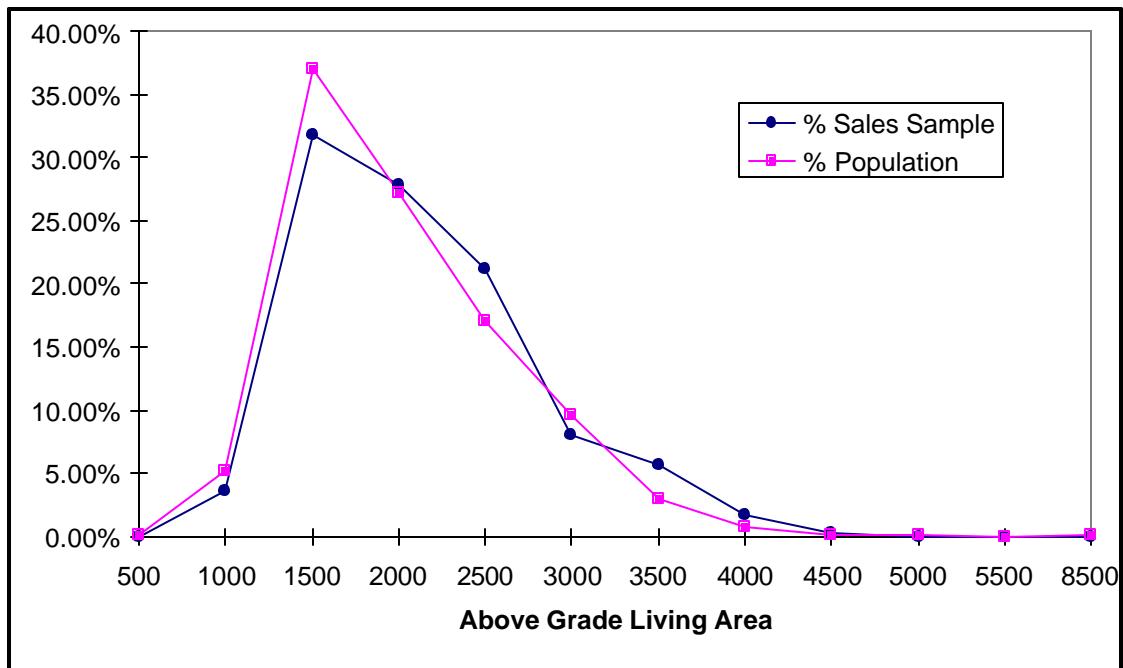
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	22	0.34%
1920	19	0.30%
1930	55	0.86%
1940	69	1.07%
1950	201	3.13%
1960	599	9.32%
1970	1594	24.80%
1980	743	11.56%
1990	1541	23.98%
2000	1195	18.59%
2005	389	6.05%
	6427	



Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

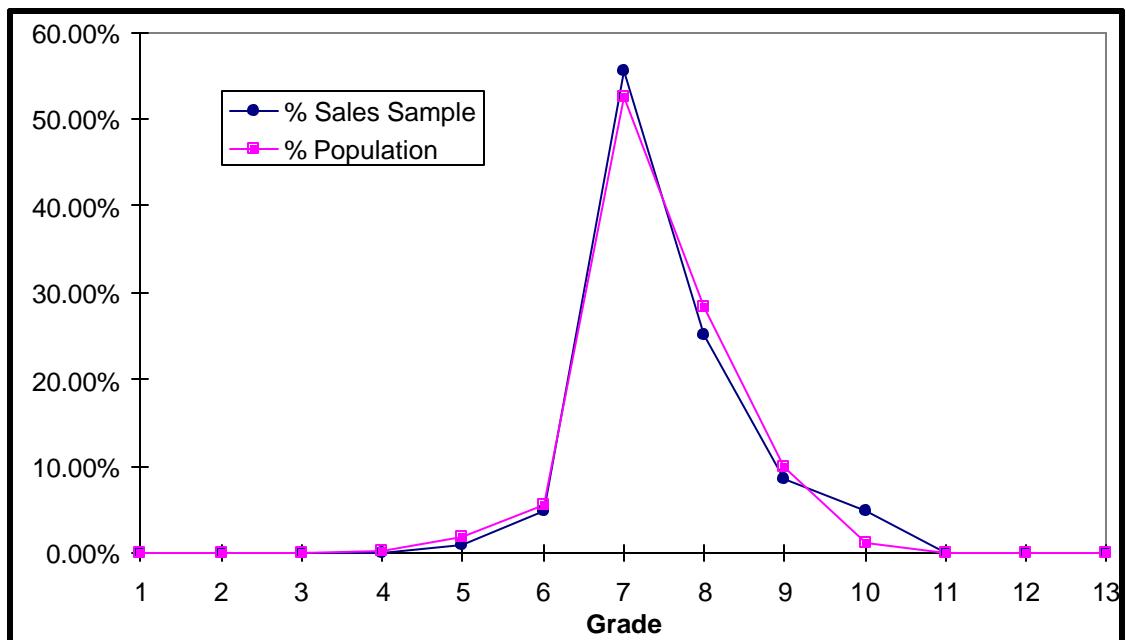
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.02%
1000	31	3.62%	1000	331	5.15%
1500	272	31.74%	1500	2383	37.08%
2000	239	27.89%	2000	1752	27.26%
2500	182	21.24%	2500	1094	17.02%
3000	69	8.05%	3000	621	9.66%
3500	48	5.60%	3500	188	2.93%
4000	14	1.63%	4000	43	0.67%
4500	2	0.23%	4500	7	0.11%
5000	0	0.00%	5000	3	0.05%
5500	0	0.00%	5500	0	0.00%
8500	0	0.00%	8500	4	0.06%
	857			6427	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

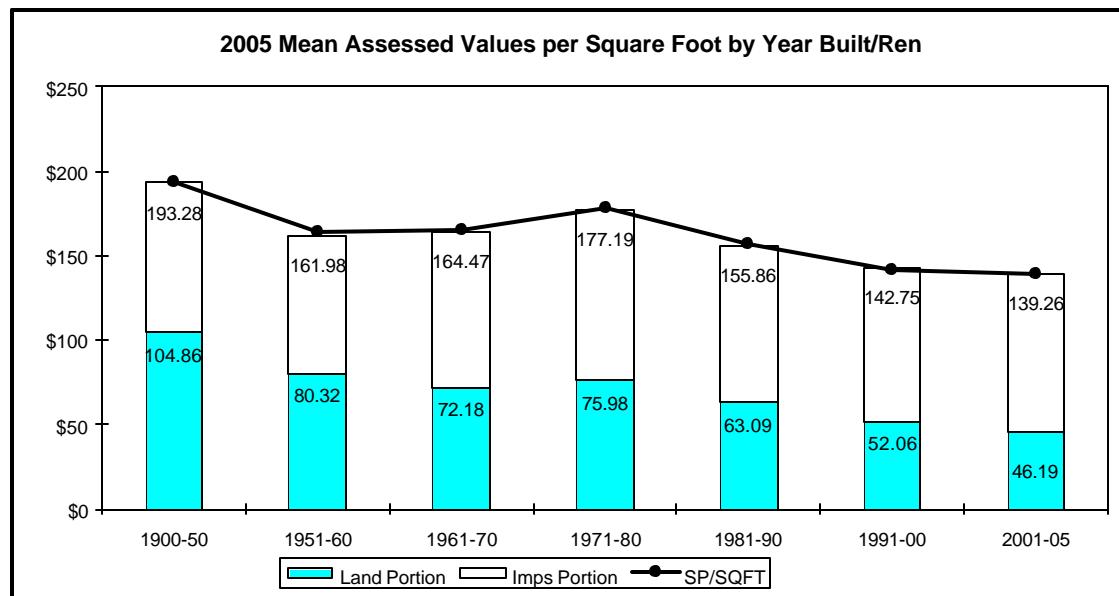
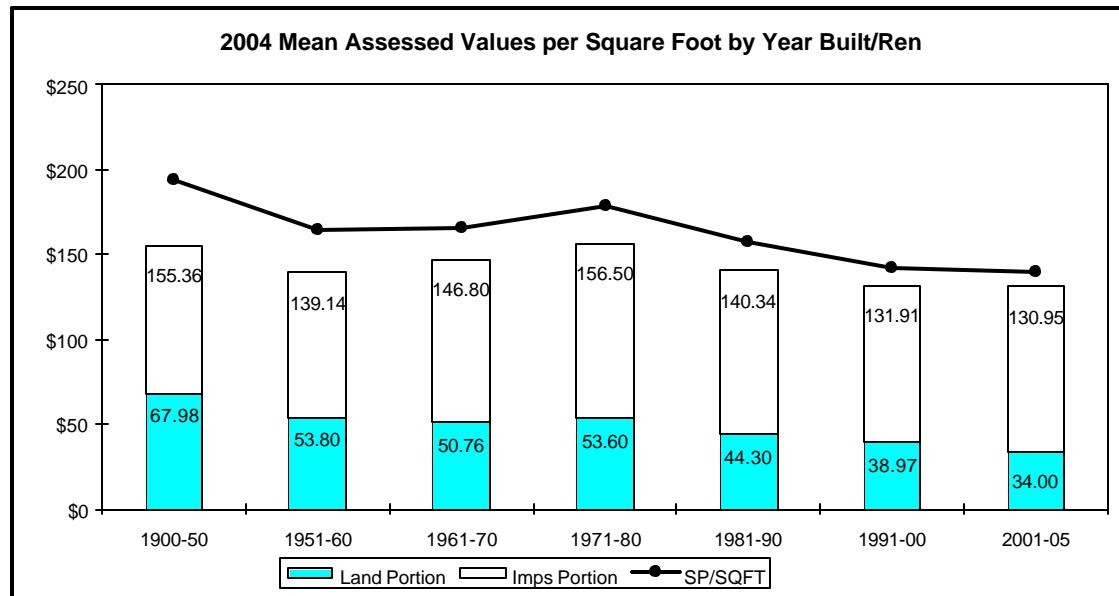
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	1	0.12%	4	18	0.28%
5	9	1.05%	5	123	1.91%
6	41	4.78%	6	359	5.59%
7	475	55.43%	7	3374	52.50%
8	216	25.20%	8	1830	28.47%
9	73	8.52%	9	637	9.91%
10	41	4.78%	10	77	1.20%
11	0	0.00%	11	6	0.09%
12	1	0.12%	12	3	0.05%
13	0	0.00%	13	0	0.00%
857			6427		



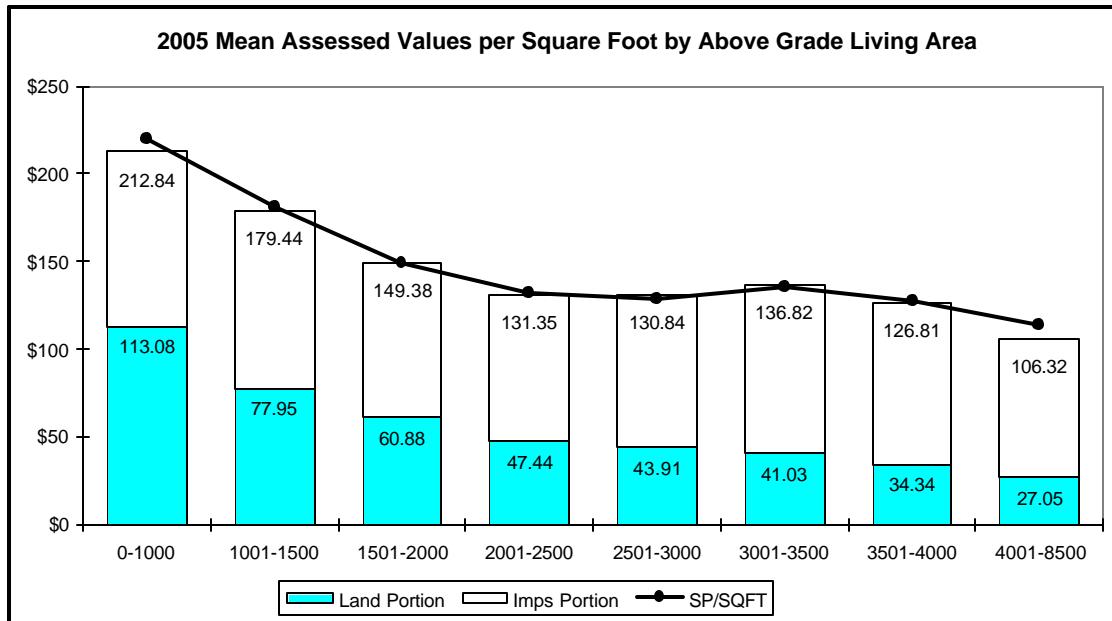
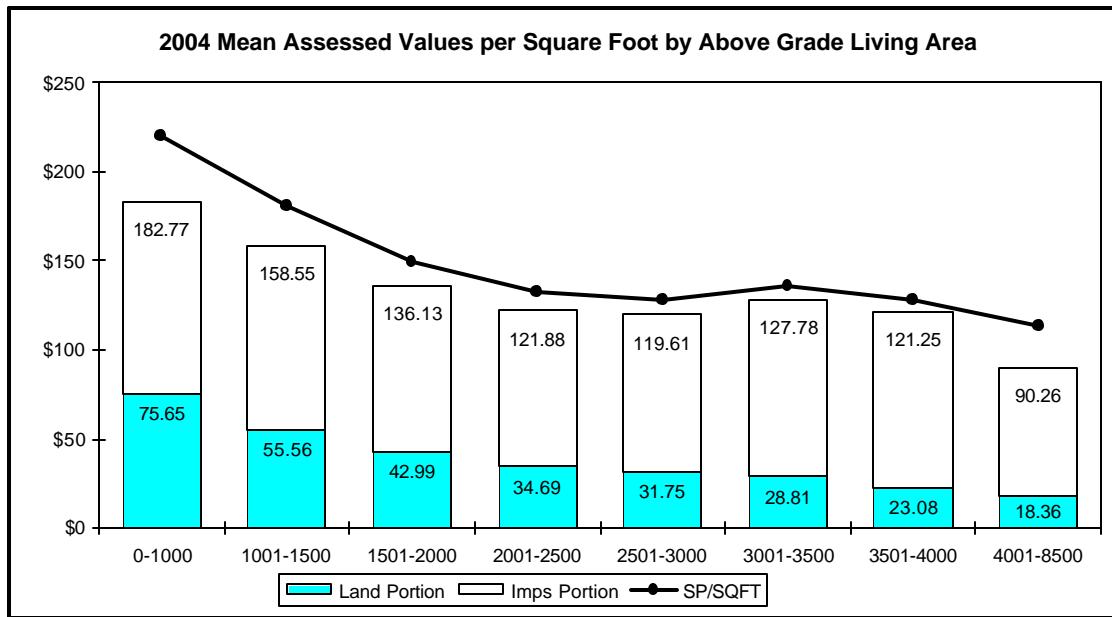
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values by Year Built or Year Renovated**



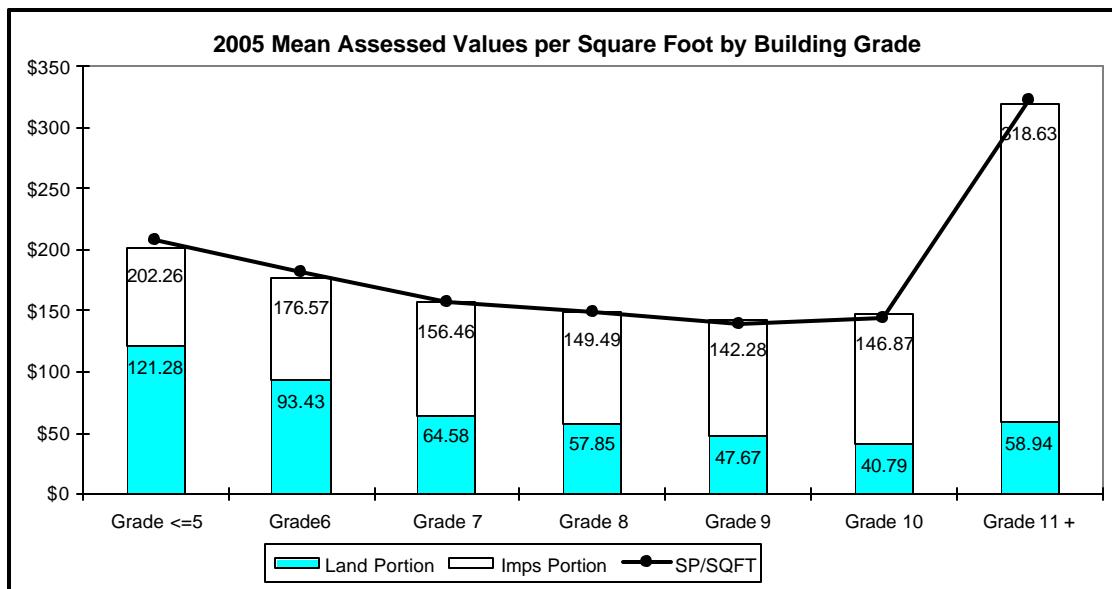
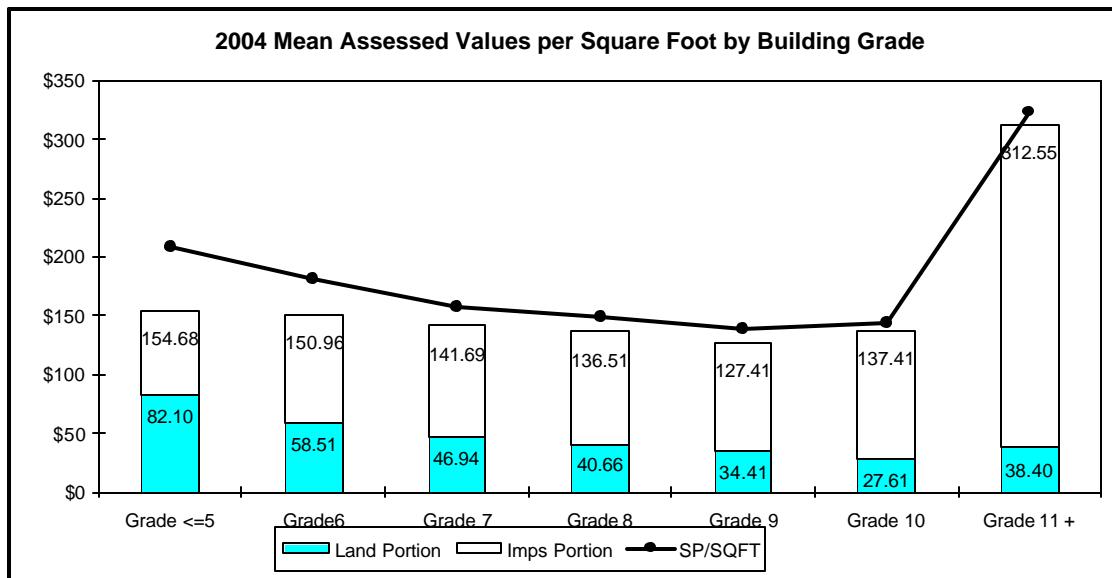
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values by Above Grade Living Area**



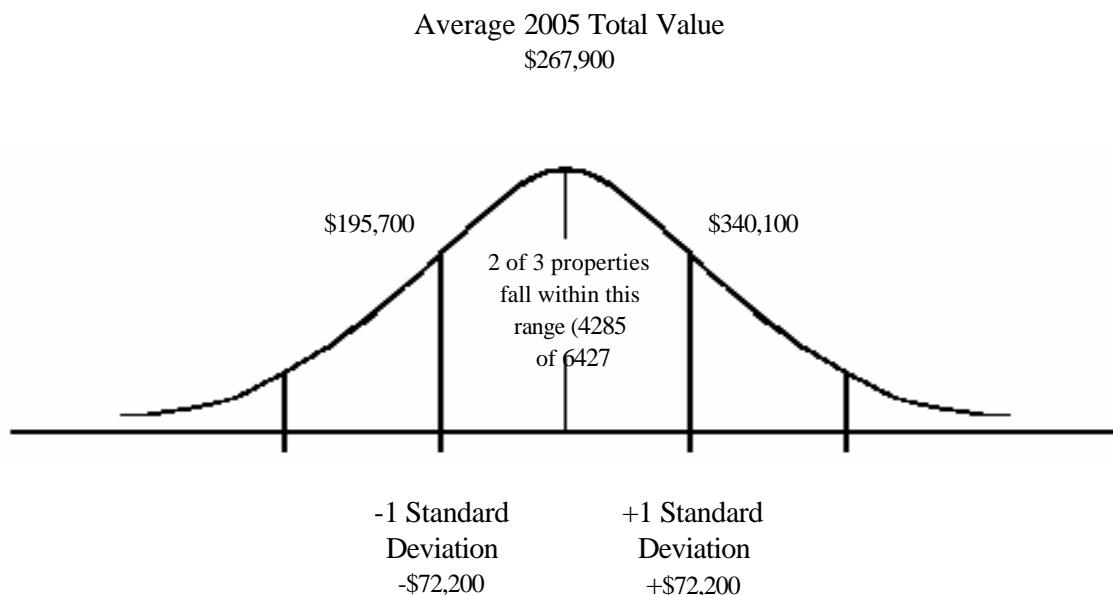
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## ***Comparison of 2004 and 2005 Per Square Foot Values by Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

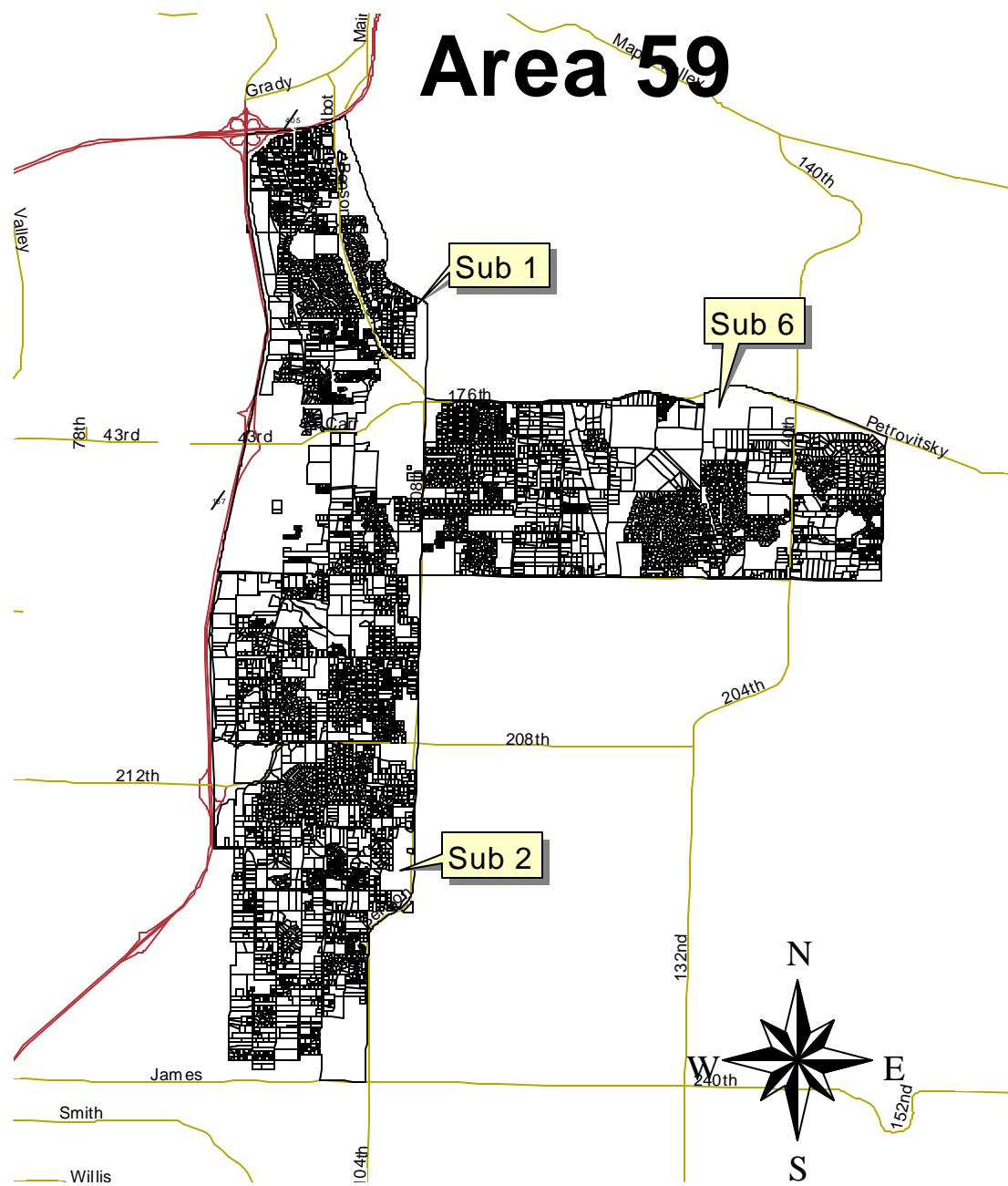
## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2004 or 2005 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## Area Map



## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/2003 to 1/2005 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area 59 – Renton/Kent Suburbs

### **Boundaries:**

Area 59 consists of three Sub Areas, 59-1, 59-2, and 59-6. Sub Areas 1 and 2 are located along the hillside of Renton and Kent. They are bounded by Highway 405 on the north, Highway 167 on the west, the Benson Highway (108<sup>th</sup> Ave. S.E.) on the east, and James Street on the south. Sub Area 6 is bounded by S.E. Petrovisky Road on the north, the Benson Highway (108<sup>th</sup> Ave. S.E.) on the west, 148<sup>th</sup> Ave. S.E. on the east, and S.E. 192<sup>nd</sup> on the south.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 59 is located in Renton and Kent. The area provides good access to employment centers and shopping in Seattle or Bellevue via Highways 167 and 405 and Interstate 5. There are numerous shopping centers, restaurants, parks and recreational facilities, and good medical facilities including a hospital in the area. The housing is a mixture of single family residences, town homes, mobile home parks, and apartments. This neighborhood is enjoying great popularity and an active real estate market, due to location and availability of affordable housing. There are new short plats and subdivisions being developed at a rapid pace, due to the sewer and water services being developed and the availability of large land sites and acreage. The jurisdictions represented are King County, and the cities of Renton and Kent.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2005 recommended values. This study benchmarks the current assessment level using 2004 posted values. The study was also repeated after application of the 2005 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 9.22% to 6.39%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2003 to 1/2005 were given primary consideration for valuing land. There were an adequate number of vacant land sales in all portions of the market to establish land values.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in

the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 7,652 parcels in Area 59, of which 865 are vacant. There is a mixture of older developed plats, acreage, and many newer plats being developed at a rapid pace. This area has excellent access to freeways, employment centers, shopping, and medical centers and is in high demand in the marketplace.

Land values in this area are rapidly increasing due to:

1. Sewers coming into the area.
2. Large land sites and acreage available for development.
3. The willingness of the local jurisdictions to rezone to higher density.
4. The quick turnaround of short plats and subdivisions in local jurisdictions.
5. The demand in the marketplace for larger established parcels, since so many of the newer plat lots are so small, (4,000 to 5,000 S.F.).
6. The scarcity of available developable land in the greater Seattle area.

In addition, last years annual update showed no significant overall adjustment was necessary; therefore, the land was not changed at that time.

Vacant land sales from 1/2003 to 1/2005 were given primary consideration for valuing land. Further consideration was given to multi-parcel land sales from Area 59 which were also reviewed for additional market evidence and to support the land values. Base land values were calculated on a per site value for plats. Adjustments were also made for topography, traffic noise, sensitive areas, and power lines. There are some territorial views on the west ridge of the area, and they were taken into consideration when valuing.

Tax lots were valued with the land schedule. These parcels were field inspected, characteristics updated, and values determined with considerations for location, size, zoning and sensitive area impacts.

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division's Sales Identification Section. Information was analyzed and investigated by the appraiser in the process of revaluation. All sales were verified by calling either the purchaser or seller, inquiring in the field, calling the real estate agent or verifying through written records..

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## ***Land Value Model Calibration***

### **AREA 59 PLAT VALUES**

<b>PLAT NAME</b>	<b>MAJOR</b>	<b>BASE LAND VALUE</b>
Alderwood	011070	\$100,000
Annadale	024190	\$120,000
Arcon Division #1	025590	\$80,000
Auria Woods	030550	\$110,000
Bankers 1 <sup>st</sup> Addition	051170	\$95,000
Belgrove	064691	\$75,000
Bell-Terra	071200	\$95,000
Belvalane Addition	071300	\$115,000
Benson Hill	073940	\$90,000 - \$95,000
Benson Terrace #1	074050	\$95,000
Benson Terrace #2	074070	\$95,000
Benson Terrace #3	074090	\$95,000
Benson Terrace #4	074110	\$95,000
Birchwood Estates	081820	\$120,000
Bollman	090800	\$95,000
Boulevard Lane #1	098400	\$100,000
Boulevard Lane #2	098410	\$100,000
Boulevard Lane #3	098420	\$100,000
Boulevard Lane #4	098421	\$100,000
Boulevard Lane #5	098422	\$100,000
Boulevard Lane #6	098423	\$100,000
Briarmount	107947	\$110,000
Brier Lane	109150	\$100,000
Bristow Addition	111610	\$95,000
Canyon Crest Estates	133220	\$100,000
CarriageLane#1	140200	\$120,000
Carriage Lane #2	140210	\$120,000
Carriage Lane #3	140220	\$120,000
Casa Villa Addition	142040	\$100,000
Cedar Estates #2	144286	\$95,000
Cedarwood Estates	147312	\$120,000
Cherry Terrace	155700	\$100,000
Chestnut RidgeDivision #1	1516190	\$130,000
Chestnut Ridge Division #2	156191	\$130,000
Chestnut Ridge Division #4	156193	\$130,000
Chinquapin Ridge	156595	\$110,000
Clearwater Court	162070	\$115,000
Cougar Meadows	177830	\$110,000
Country Side Addition	178910	\$100,000

Country View Estates	178960	\$115,000
Country View Estates #2	178961	\$115,000
Donnybrook Manor Addition	206850	\$100,000

**AREA 59 PLAT VALUES (Continued)**

PLAT NAME	MAJOR	BASE LANDVALUE
Dover Place	209560	\$85,000
Eaglebrook	214127	\$110,000
Emerald Forest	232983	\$95,000
Emerald Glen	232985	\$110,000
Emerald Vista	233323	\$95,000
Evergreen Hills	241650	\$100,000
Fairhaven Division #1	245995	\$95,000
Fairhaven Division #2	245996	\$95,000
Fairhaven Division #3	245997	\$95,000
Fairwood Firs	247292	\$120,000
Fairwood Firs Division #2	247293	\$120,000
Fairwood Pond Estates	247380	\$120,000
Fieldstone II	253841	\$95,000
Forest Estates #1	259180	\$110,000
Forest Estates #2	259181	\$110,000
Forest Estates #3	259182	\$115,000
Forest Estates #4	259183	\$120,000
Forest Estates #5	259184	\$120,000
Forest Estates #6	259185	\$110,000
Forest Estates #7	259186	\$110,000
Fox Estates	261940	\$110,000
Fred Lang Tracts	264020	\$95,000
Fredericks Place	264140	\$110,000
Garden View Estates	269820	\$95,000
Garrison Creek #2	270840	\$130,000
Garrison Heights	270850	\$100,000
Geneva Court	272850	\$100,000
Guinn Crest Addition	295290	\$95,000
Guinn Crest #2	295300	\$95,000
Hidden Cedars #2	327485	\$110,000
Higgenbothem Addition	327620	\$95,000
High Chaparral Estates	327690	\$95,000
High Meadows	327697	\$95,000
High Meadows #2	327698	\$100,000
Hi-Park Tracts 1 <sup>st</sup> Addition	338820	\$115,000
Hi-View Heights Addition	338832	\$100,000
Jo-Vel Manor Addition	374950	\$90,000
Kara III	379138	\$120,000
Kara	379140	\$120,000

Kara Crest	379141	\$130,000
Kaywood Estates	379770	\$100,000
Kaywood Estates #2	379771	\$100,000

#### AREA 59 PLATS (Continued)

<b>PLAT NAME</b>	<b>MAJOR</b>	<b>BASE LAND VALUE</b>
Kennedy L J Addition	382040	\$100,000
Kirk's Addition	388310	\$90,000
Larson Parke	419310	\$90,000
Lavendar Hills	422410	\$110,000
L Heureux Addition	430100	\$130,000
Malabar Hill Division #1	505480	\$100,000
Mance Addition	507000	\$100,000
Maple Glen	508970	\$110,000
Mapletree Estates	510465	\$115,000
Mayvilla Park Addition	525200	\$100,000
Mayvilla Park #2	525210	\$100,000
McCann Meadows	526600	\$100,000
McCanns Westview Addition	526700	\$95,000
Meadowlark Lane Addition	542200	\$100,000
Melridge	543800	\$95,000
Morford Glen	563500	\$130,000
Morning Glen	564860	\$110,000
Mortgage Manor	567200	\$100,000
Mount View Park #1	570220	\$95,000
Mount View Park #2	570230	\$95,000
Murphey's Landing	572700	\$100,000
Murray Manor Addition	572850	\$100,000
Olympic Peak Estates	638512	\$115,000
Olympic View Heights	638650	\$95,000
Olympic View Heights #2	638655	\$95,000
Orchard Lane Addition	640220	\$100,000
Orchard Park #2	640271	\$110,000
Panther Lake Estates	662300	\$85,000
Panther Meadows	662430	\$110,000
Parkridge East #1	666685	\$115,000
Parkridge East #2	666686	\$115,000
Renton Place	722927	\$110,000
Renton Place #2	722928	\$110,000
Rosemary Glenn	742900	\$130,000
Ruddell's 1 <sup>st</sup> Addition	746140	\$110,000
Scott's Terrace Addition	761680	\$100,000

Serenity Ridge	769730	\$90,000
Springbrook Ranchettes Add.	794100	\$100,000
Springbrook Terrace	794120	\$115,000
Star View Estates	796850	\$100,000
Star View Estates #2	796851	\$100,000
StoneWood	802990	\$120,000

#### AREA 59 PLAT VALUES (Continued)

PLAT NAME	MAJOR	BASE LAND VALUE
Stonepine	803560	\$110,000
Stonepine East	803565	\$100,000
Summitt Park	808335	\$85,000
Sunnybrook	810630	\$145,000
SunsetVilla Addition	813800	\$100,000
Talbot Crest	855700	\$100,000
Talbot Estates	855720	\$115,000
Talbot Heights	855740	\$110,000
Talbot Hill Homes Addition	855860	\$100,000
Talbot Ridge	855920	\$120,000
Todd's Addition	865400	\$100,000
Valley View Heights Addition	885830	\$115,000
Valley View Heights Add. #2	885840	\$115,000
Valley View Heights Add #3	885850	\$115,000
Valley VueEstates	886050	\$110,000
Verde Mesa Addition	889500	\$95,000
Victoria Hills	889870	\$105,000
Victoria Park #1	889900	\$100,000
Victoria Park #2	889910	\$100,000
Victoria Park #3	889920	\$100,000
Victoria Park #4	889921	\$105,000
View Gardens	890610	\$95,000
View Gardens #2	890620	\$95,000
Vista Hills Addition	895030	\$105,000
Vista Ridge	895650	\$105,000
Walhaven	911700	\$95,000
Walhaven Addition #2	911710	\$95,000
Watershed Terrace	919770	\$100,000
Westview Terrace Addition	932050	\$95,000
Westview Terrace Div. #2	932060	\$95,000
Westview Terrace Div. #3	932070	\$95,000
Westview Terrace Div. #4	932080	\$95,000
Whitney Heights	937850	\$100,000 - \$110,000

Wildberry	940640	\$120,000
Willow Way	943000	\$100,000
Windsor Heights	947600	\$110,000
Winsper II	948574	\$110,000
Winsper Division No. 01	948575	\$110,000
Winsper Division No. 02	948576	\$110,000
Ziegenfuss Addition	989920	\$100,000

### AREA 59 UNPLATTED LAND SCHEDULE

LOT SIZE	BASE LAND VALUES
<= 5,999	\$ 75,000
6,000 S.F. – 7,999 S.F.	\$ 85,000
8,000 S.F. – 9,999 S.F.	\$ 90,000
10,000 S.F. – 14,999 S.F.	\$100,000
15,000 S.F. – 19,999 S.F.	\$115,000
20,000 S.F. – 29,999 S.F.	\$130,000
30,000 S.F. – 43,559 S.F.	\$150,000
1 Acre	\$170,000
1.25 Acres	\$190,000
1.50 Acres	\$210,000
1.75 Acres	\$230,000
2.00 Acres	\$250,000
2.25 Acres	\$267,000
2.50 Acres	\$285,000
2.75 Acres	\$302,000
3.00 Acres	\$320,000
3.25 Acres	\$335,000
3.50 Acres	\$350,000
3.75 Acres	\$365,000
4.00 Acres	\$380,000
4.25 Acres	\$395,000
4.50 Acres	\$410,000
4.75 Acres	\$425,000
5.00 Acres	\$440,000
5.25 Acres	\$455,000
5.50 Acres	\$470,000
5.75 Acres	\$485,000
6.00 Acres	\$500,000
Each additional acre	Add \$30,000/Acre + \$500,000

**LAND SCHEDULE FOR POTENTIAL DEVELOPMENT LOTS  
AREA 59**

<b>Sites where existing house has contributory value</b>	
59-1	\$100,000 1st lot; \$35,000 each additional lot
59-2 & 59-6	\$100,000 1st lot; \$25,000 each additional lot
<b>Potential short plat or subdivision</b>	
Zoning < R6	Zoning x Acreage x 85% = number of lots
	1 <sup>st</sup> 10 lots @ \$35,000; remainder @ \$25,000
Zoning >= R6	Zoning x Acreage x 75% = number of lots
	1 <sup>st</sup> 10 lots @ \$35,000; remainder @ \$25,000
<b>Sites with Preliminary Plat Approval</b>	\$50,000 per lot

**ADJUSTMENTS TO LAND VALUES  
AREA 59**

<b>TRAFFIC</b>	
Moderate	- \$5,000 to - \$10,000
High	- \$10,000 to - \$20,000
Extreme	- \$25,000
<b>VIEWS - TERRITORIAL</b>	
Average	+ \$5,000 to + \$10,000
Good	+ \$15,000 to + \$25,000

<b>POWERLINES</b>	- \$5,000 to - \$10,000
	- 5% to - 30%
<b>SENSITIVE AREAS</b>	- 5% to - 80%
Topography	(Refer to map for specific adjustments)
Steep Slope	
Natural Growth Protection Easement	
Wetlands	
Streams	

**Vacant Sales Used In This Physical Inspection Analysis**  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	008700	0207	5/21/04	\$82,500	9842	N	N
1	723160	0128	8/12/04	\$50,000	4000	N	N
2	052205	9085	3/23/04	\$436,000	260924	N	N
2	062205	9025	4/5/04	\$500,000	404236	Y	N
2	072205	9112	4/21/03	\$100,000	62413	N	N
2	182205	9440	8/17/04	\$150,000	7600	N	N
2	182205	9441	3/5/03	\$90,000	7600	N	N
2	182205	9442	11/7/03	\$117,000	7600	N	N
2	182205	9443	11/3/03	\$115,000	7600	N	N
2	182205	9444	9/22/03	\$115,000	8182	N	N
2	182205	9452	10/7/03	\$90,000	7602	N	N
2	508380	0010	4/29/04	\$130,000	10170	N	N
2	563500	0010	7/31/03	\$99,000	9678	N	N
2	793100	0140	9/13/04	\$60,231	8560	Y	N
2	880240	0071	1/24/03	\$120,000	20133	Y	N
2	880240	0225	6/4/03	\$150,000	24668	N	N
2	880240	0665	7/1/03	\$137,500	7026	N	N
6	342305	9202	9/5/03	\$60,000	50529	N	N
6	619840	0041	10/10/03	\$104,950	22276	N	N
6	619840	0041	6/30/04	\$107,000	22276	N	N
6	619900	0160	10/5/04	\$230,000	83199	N	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	312305	9119	11/20/03	\$205,000	NO MARKET EXPOSURE
1	722200	0095	10/17/03	\$200,000	NON-REPRESENTATIVE SALE
1	722200	0095	10/24/03	\$380,000	PLOTTAGE; BUILDER OR DEVELOPER SALES
1	722200	0096	2/25/03	\$192,000	CHAR. CHANGED SINCE SALE - SHORT PLAT
1	722200	0096	10/20/03	\$304,000	PLOTTAGE; BUILDER OR DEVELOPER SALES
1	722200	0281	10/8/04	\$150,000	ESTATE ADMIN; NO MARKET EXPOSURE
2	072205	9113	3/26/03	\$90,000	MULTI-PARCEL SALE
2	082205	9042	9/3/03	\$74,000	MULTI-PARCEL SALE
2	182205	9450	3/27/03	\$80,000	NON-REPRESENTATIVE SALE
2	241650	0160	3/14/03	\$55,000	CHARACTERISTICS CHANGED SINCE SALE
2	379141	0430	5/17/03	\$8,000	EASEMENT OR RIGHT-OF-WAY
2	793100	0140	9/2/04	\$45,000	NON-REPRESENTATIVE SALE
2	793100	0153	3/26/03	\$425,000	TEAR DOWN;CHARCHANGED SINCE SALE-9 LOT SP
2	885830	0050	7/14/03	\$121,500	QUIT CLAIM DEED; PARTIAL INTEREST
2	932070	0130	9/29/03	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	140220	0680	12/9/04	\$79,000	NO MARKET EXPOSURE
6	322305	9272	10/29/04	\$41,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	342305	9204	5/28/04	\$42,000	GOV. AGENCY;EXEMPT FROM EXCISE TAX
6	619720	0364	11/8/03	\$8,000	QUIT CLAIM DEED
6	619720	0364	6/23/04	\$7,500	QUIT CLAIM DEED
6	619720	0364	8/10/04	\$12,500	NON-REPRESENTATIVE SALE
6	619780	0264	10/20/04	\$80,000	NON-REPRESENTATIVE SALE
6	619900	0260	6/2/03	\$260,000	CHARACTERISTICS CHANGED SINCE SALE

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2005 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Area 59 is a very desirable area because of its easy access to freeways (Highway 167, Interstate 405, and Interstate 5), major shopping centers, employment centers, medical centers, and recreation facilities. This area is also desirable because the older, smaller homes fulfill a demand for entry level homes for first time home buyers. Presently the trend is developing the large and acreage parcels into short plats and subdivisions, thus creating grade 7, 8, and 9 new homes which are in demand in the marketplace. Ample sales of the homes in this area provided a sales sample representing most of the characteristics in the population. The analysis consisted of a systematic review of pertinent characteristics which influence property value such as Base Land, Building RCN (replacement cost new), Building RCNLD (replacement cost new less depreciation), Age, Condition, Accessory Cost and Plat Major. Characteristics that indicated possible adjustment were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel. A wide variety of charts, graphs, reports and statistical diagnostics were scrutinized to determine adjustments for any specific market segment or which specific variables would be included in the final valuation model. These tools revealed that variables integral for the model for Area 59 to be Base Land Value, Building RCN, Accessory RCNLD, exponential of Year Built/Renovated, New Houses built after 2002, Grades higher than 8, Conditions, and various Plat Majors.

Properties that have more than one improvement, houses that were coded with obsolescence, percent complete or net condition, and homes that are grade 4 or grade 11 and above were considered outliers. In the valuing of exception parcels, appraiser judgment was the most important factor with the aid of available Assessor applications and cost tools.

The improved parcel total value models are included later in this report.

**Improved Parcel Total Value Model Calibration**

**NCSS Multiplicative Model  
Area 59**

**FORMULA:**

<u>VARIABLE</u>	<u>COEFFICIENT</u>
Intercept	1.785262
+ If Major 073940, then LN(10)	* -0.04027392
+ If Major 379141, then LN(10)	* -0.0183933
+ If Major 572700, then LN(10)	* -0.3362905
+ If Major 808335, then LN(10)	* -0.0544691
+ LN(BaseLand/1000)	* 0.2409831
+ LN(BldgRCN/1000)	* 0.4527692
+ LN((AccyRCNLD/100)+1	* 0.01165219
+ LN(EXP(((YrRen>0)*YrRen+(YrRen=0)*YrBuilt)-1900+1)/10)) *	0.03568182
+ If YrBltRen>2002)*LN(10)	* 0.01854461
+ If Grade >8, then LN(10)	* 0.3320953
+ If Condition = 1, Poor, then LN(10)	* -0.124938737
+ If Condition = 2, Fair, then LN(10)	* -0.045757491
+ If Condition = 4, Good, then LN(10)	* 0.02117495
+ If Condition = 5, Very Good, then LN(10)	* 0.07380949
	= Total

Then, EXP(Total) \* 1000 = EMV

Then, Truncate EMV value to the lower thousand

EMV	= TOTAL VALUE
LAND VALUE	= BASE LAND VALUE
IMPROVEMENT VALUE	= EMV – BASE LAND VALUE

**EMV values were not generated for the following exceptions:**

If number of buildings was greater than 1

Improvements with grades less than 3

Base Land value was greater than EMV

Improvements with percent obsolescence greater than 0

Improvements with percent net condition greater than 0

**Improvements less than 100% complete  
Lot size less than 1000 square feet**

**Supplemental Valuation Model  
(Adjustments to EMV)**

<b>MAJOR NUMBER</b>	<b>PLAT NAME</b>	<b>ADJUSTMENT</b>
064691	Belgrove	EMV x .95
090800	Bollman	EMV x .95
133220	Canyon Crest Estates	EMV x 1.10
232985	Emerald Glen	EMV x 1.10
241650	Evergreen Hills	EMV x 1.05
245996	Fairhaven Division #2	EMV x 1.10
245997	Fairhaven Division #3	EMV x 1.05
270840	Garrison Creek #2	EMV x 1.05
272850	Geneva Court	EMV x .95
327485	Hidden Cedars #2	EMV x 1.05
422410	Lavendar Hills	EMV x .92
742900	Rosemary Glenn	EMV x 1.05
803565	Stonepine East	EMV x 1.05
810630	Sunnybrook	EMV x 1.25
855920	Talbot Ridge	EMV x 1.05
937850	Whitney Heights	EMV x 1.05
940640	Wildberry	EMV x 1.05
943000	Willow Way	EMV x 1.05

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	008700	0114	6/17/03	\$153,700	560	0	5	1954	5	8900	N	N	16803 105TH AV SE
1	723160	0220	4/15/03	\$132,900	620	0	5	1964	3	4000	N	N	1404 WHITWORTH AV S
1	008700	0154	2/10/03	\$144,000	640	0	5	1947	5	8481	N	N	10501 SE 166TH ST
1	722200	0373	5/12/04	\$165,000	700	700	5	1946	4	15681	N	N	1922 SHATTUCK AV S
1	989920	0030	11/12/03	\$215,000	840	720	6	1971	3	14144	N	N	3419 SHATTUCK AV S
1	722200	0147	12/6/04	\$195,000	860	0	6	1957	5	9375	N	N	2207 SMITHERS AV S
1	723160	0400	8/13/03	\$219,000	900	810	6	1942	5	6000	N	N	1412 MORRIS AV S
1	008700	0228	6/2/04	\$205,000	990	0	6	1962	4	13350	N	N	16609 BENSON RD S
1	723160	0095	3/4/04	\$197,950	990	0	6	1953	4	6000	N	N	1427 WHITWORTH AV S
1	722200	0335	5/15/03	\$194,000	990	0	6	1954	4	11880	N	N	1714 SHATTUCK AV S
1	008700	0168	8/22/03	\$185,000	1140	0	6	1965	4	18266	N	N	16632 105TH AV SE
1	723160	0285	3/3/04	\$194,000	1200	800	6	1946	4	6000	Y	N	1401 MORRIS AV S
1	322305	9215	4/15/03	\$210,000	1230	0	6	1927	5	14810	N	N	10450 SE 192ND ST
1	722928	0100	6/25/03	\$212,050	1340	0	6	1913	5	16829	N	N	2212 TALBOT RD S
1	722200	0361	8/10/04	\$224,950	1540	0	6	1954	4	12000	N	N	1906 SHATTUCK AV S
1	322305	9328	10/14/03	\$195,000	1560	0	6	1985	3	15896	N	N	10220 SE 192ND ST
1	008700	0112	8/11/03	\$207,000	1570	0	6	1960	4	8934	N	N	16652 104TH AV SE
1	889870	0800	5/5/03	\$215,000	880	620	7	1981	3	7700	N	N	1019 S 22ND CT
1	889870	0850	10/1/03	\$238,509	890	480	7	1984	3	11100	N	N	2208 WELLS CT S
1	008700	0224	4/4/03	\$175,000	910	0	7	1953	4	11400	N	N	16612 106TH AV SE
1	722200	0346	12/28/04	\$212,000	940	550	7	1957	4	11880	N	N	1814 SHATTUCK AV S
1	889921	0750	5/1/03	\$210,000	950	440	7	1981	3	8188	Y	N	518 S 28TH PL
1	855860	0015	5/4/04	\$160,000	1010	0	7	1959	4	8700	N	N	3512 TALBOT RD S
1	034800	0100	7/2/04	\$239,950	1030	340	7	1967	4	5985	N	N	1716 MORRIS AV S
1	722200	0209	3/28/03	\$259,500	1050	750	7	2002	3	5453	N	N	1819 TALBOT RD S
1	034800	0075	12/26/03	\$224,900	1090	340	7	1967	5	6900	N	N	619 S 17TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	889870	1090	5/27/03	\$249,900	1100	310	7	1985	3	7500	Y	N	3003 CEDAR AV S
1	034800	0080	9/7/04	\$266,000	1110	520	7	1967	5	6900	N	N	613 S 17TH ST
1	334040	1132	11/11/03	\$252,000	1110	550	7	1978	4	10200	N	N	1731 LAKE AV S
1	334040	1515	3/10/04	\$248,000	1110	680	7	1962	5	7425	Y	N	303 S 14TH ST
1	889870	0620	9/17/03	\$191,000	1110	0	7	1981	3	8400	N	N	2209 WELLS CT S
1	322305	9116	8/18/03	\$190,000	1120	0	7	1961	4	20473	N	N	19037 106TH AV SE
1	722200	0162	12/21/04	\$223,000	1130	0	7	1970	4	9000	N	N	2224 SHATTUCK AV S
1	855860	0170	4/25/03	\$235,950	1150	350	7	1976	4	9381	N	N	3716 MORRIS AV S
1	889920	0540	10/13/04	\$255,000	1210	550	7	1974	3	8008	N	N	906 S 29TH CT
1	889920	0710	8/18/04	\$275,000	1220	540	7	1973	5	7857	N	N	808 S 28TH CT
1	889870	0610	5/21/04	\$236,500	1230	240	7	1985	3	7865	N	N	2213 WELLS CT S
1	761680	0390	3/21/03	\$233,700	1250	1250	7	1966	4	11400	N	N	17818 98TH AV S
1	889870	0950	9/22/03	\$268,800	1250	880	7	1983	3	7770	N	N	1136 S 23RD ST
1	338832	0150	8/12/03	\$205,000	1270	0	7	1977	4	9100	N	N	19045 102ND AV SE
1	855860	0120	11/19/03	\$226,000	1270	400	7	1982	3	8744	N	N	3618 MORRIS AV S
1	889870	0500	3/4/04	\$228,500	1270	0	7	1984	3	9600	N	N	2413 MAIN CT S
1	889900	0130	7/21/04	\$235,500	1270	0	7	1968	4	7600	N	N	2708 MORRIS AV S
1	723160	0066	7/22/04	\$325,000	1270	710	7	2003	3	4000	Y	N	1420 SHATTUCK AV S
1	723160	0068	8/12/04	\$312,000	1270	710	7	2003	3	4000	N	N	1426 SHATTUCK AV S
1	334040	1443	6/28/04	\$232,999	1280	480	7	1970	4	7875	N	N	1609 SHATTUCK AV S
1	889921	0500	6/7/04	\$270,000	1290	930	7	1983	4	8400	N	N	3006 WHITWORTH AV S
1	889900	0160	9/16/04	\$225,000	1300	0	7	1968	3	9030	N	N	629 S 27TH CT
1	722200	0036	10/10/03	\$250,000	1320	280	7	1989	3	24909	N	N	1714 TALBOT RD S
1	895030	0020	9/23/04	\$228,500	1340	0	7	1962	4	10032	N	N	10708 SE 186TH ST
1	008700	0092	1/14/04	\$186,000	1350	0	7	1957	4	8154	N	N	16605 105TH AV SE
1	889910	0300	12/7/04	\$242,950	1350	0	7	1968	4	8400	N	N	2540 BURNETT CT S
1	889910	0310	11/12/03	\$223,300	1350	0	7	1968	4	8910	N	N	2534 BURNETT CT S
1	722200	0204	10/13/04	\$260,000	1370	870	7	1967	4	7975	N	N	1822 MORRIS AV S
1	889870	1320	10/8/03	\$255,000	1370	720	7	1986	3	7560	Y	N	2620 CEDAR AV S
1	889921	0520	6/27/03	\$258,500	1390	630	7	1983	4	14560	N	N	617 S 30TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	761680	0380	8/4/03	\$243,900	1410	1090	7	1963	4	11681	N	N	17810 98TH AV S
1	889870	0260	5/14/04	\$260,000	1410	0	7	1984	4	10370	N	N	2505 MILL AV S
1	008700	0155	6/3/03	\$194,950	1420	0	7	1983	3	9785	N	N	10509 SE 166TH ST
1	761680	0280	5/12/04	\$252,000	1420	400	7	1976	3	11440	N	N	17818 97TH AV S
1	722200	0035	4/6/04	\$252,950	1430	530	7	1975	3	15674	N	N	1718 TALBOT RD S
1	808335	0140	12/17/03	\$199,950	1440	0	7	1996	3	3745	N	N	529 S 51ST CT
1	808335	0200	1/28/03	\$188,500	1440	0	7	1996	3	2712	N	N	564 S 51ST CT
1	808335	0230	10/29/03	\$194,950	1440	0	7	1996	3	2712	N	N	554 S 51ST CT
1	889921	0480	2/25/04	\$275,000	1450	0	7	1983	5	8964	N	N	700 S 31ST ST
1	889910	0180	6/1/04	\$239,000	1470	0	7	1971	4	11000	N	N	2548 SMITHERS AV S
1	889921	0610	1/13/04	\$262,000	1480	850	7	1980	4	11009	N	N	621 S 29TH PL
1	889900	0460	3/4/04	\$240,000	1500	310	7	1969	4	6560	N	N	422 S 26TH ST
1	889910	0450	3/3/04	\$252,778	1500	780	7	1969	4	8439	N	N	2647 SMITHERS AV S
1	889900	0070	5/13/03	\$219,900	1520	0	7	1968	4	7575	Y	N	505 S 26TH ST
1	808335	0050	1/7/03	\$189,990	1530	0	7	1996	3	2700	N	N	427 S 51ST CT
1	895650	0020	3/5/03	\$229,000	1590	0	7	1992	3	7819	N	N	10608 SE 186TH ST
1	292305	9161	4/19/04	\$245,000	1620	1020	7	1959	3	31026	N	N	3451 CEDAR AV S
1	808335	0220	4/30/03	\$209,000	1620	0	7	1996	3	2712	N	N	556 S 51ST CT
1	889920	0690	5/14/03	\$235,000	1630	0	7	1973	4	8100	N	N	820 S 28TH CT
1	808335	0010	4/28/03	\$204,000	1660	0	7	1996	3	3565	N	N	401 S 51ST CT
1	808335	0040	2/9/04	\$201,000	1660	0	7	1996	3	2700	N	N	421 S 51ST CT
1	808335	0070	7/2/04	\$204,000	1660	0	7	1995	3	2748	N	N	441 S 51ST CT
1	808335	0210	12/26/03	\$202,500	1660	0	7	1996	3	2712	N	N	562 S 51ST CT
1	722200	0314	10/22/04	\$254,000	1670	0	7	1996	3	8216	N	N	1512 SHATTUCK AV S
1	302305	9121	11/5/03	\$230,000	1680	0	7	1997	3	8352	N	N	3011 TALBOT RD S
1	889870	1030	6/23/03	\$236,000	1730	0	7	1984	3	10788	N	N	2714 MILL AV S
1	855860	0180	11/16/04	\$262,000	1790	0	7	1960	4	12863	N	N	600 S 38TH CT
1	312305	9100	8/10/04	\$290,000	1830	1430	7	1964	3	17579	Y	N	700 S 50TH ST
1	272850	0010	9/15/03	\$250,000	1840	0	7	2003	3	4695	N	N	401 S 53RD PL
1	272850	0040	10/20/03	\$254,950	1840	0	7	2003	3	4050	N	N	419 S 53RD PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	272850	0060	1/26/04	\$259,950	1840	0	7	2003	3	4050	N	N	503 S 53RD PL
1	272850	0090	10/31/03	\$259,950	1840	0	7	2003	3	4050	N	N	521 S 53RD PL
1	272850	0110	1/22/04	\$255,000	1840	0	7	2003	3	4050	N	N	605 S 53RD PL
1	889870	0990	8/14/03	\$247,000	1850	0	7	1983	3	10672	N	N	1115 S 27TH PL
1	889920	0400	7/8/03	\$240,000	1870	0	7	1974	4	7600	N	N	914 S 30TH PL
1	272850	0050	9/29/03	\$264,950	1880	0	7	2003	3	4050	N	N	425 S 53RD PL
1	272850	0100	11/4/03	\$264,950	1880	0	7	2003	3	4050	N	N	531 S 53RD PL
1	272850	0020	3/15/04	\$259,950	1940	0	7	2003	3	3645	N	N	407 S 53RD PL
1	272850	0080	4/21/04	\$269,450	1940	0	7	2003	3	3645	N	N	515 S 53RD PL
1	272850	0170	2/18/04	\$259,950	1940	0	7	2003	3	5600	N	N	604 S 53RD PL
1	272850	0190	4/26/04	\$259,950	1940	0	7	2003	3	3645	N	N	520 S 53RD PL
1	889870	0340	8/25/03	\$255,000	2010	0	7	1986	3	7600	N	N	1116 S 27TH PL
1	272850	0030	2/20/04	\$269,950	2080	0	7	2003	3	3645	N	N	413 S 53RD PL
1	272850	0070	4/21/04	\$269,950	2080	0	7	2003	3	3645	N	N	509 S 53RD PL
1	272850	0120	5/11/04	\$269,950	2080	0	7	2003	3	3900	N	N	611 S 53RD PL
1	272850	0180	3/24/04	\$269,950	2080	0	7	2003	3	3645	N	N	526 S 53RD PL
1	272850	0200	3/15/04	\$269,950	2080	0	7	2003	3	3645	N	N	514 S 53RD PL
1	272850	0210	4/20/04	\$269,950	2080	0	7	2003	3	3645	N	N	508 S 53RD PL
1	272850	0220	3/23/04	\$269,950	2080	0	7	2003	3	3645	N	N	502 S 53RD PL
1	889870	0430	4/28/04	\$259,950	2100	0	7	1984	3	7564	N	N	1113 S 23RD ST
1	272850	0130	3/3/04	\$294,950	2200	0	7	2003	3	9140	Y	N	617 S 53RD PL
1	272850	0140	3/22/04	\$294,950	2200	0	7	2003	3	8167	Y	N	623 S 53RD PL
1	272850	0150	3/11/04	\$302,950	2200	0	7	2003	3	6792	Y	N	622 S 53RD PL
1	272850	0160	12/30/03	\$294,950	2200	0	7	2003	3	9342	Y	N	616 S 53RD PL
1	889910	0050	11/7/03	\$249,950	2340	0	7	1970	4	7488	N	N	743 S 27TH ST
1	889921	0110	11/3/04	\$275,000	2430	0	7	1983	3	8250	N	N	2909 WHITWORTH AV S
1	889921	0070	9/2/03	\$252,500	2680	0	7	1979	3	8560	N	N	2819 WHITWORTH AV S
1	889921	0070	2/6/04	\$250,000	2680	0	7	1979	3	8560	N	N	2819 WHITWORTH AV S
1	889920	0560	7/30/03	\$250,000	1260	600	8	1975	4	7725	N	N	805 S 28TH CT
1	722200	0185	6/1/04	\$279,950	1320	690	8	1989	3	10500	N	N	2016 SHATTUCK AV S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	722200	0184	4/5/04	\$268,500	1390	540	8	1989	3	10500	N	N	2012 SHATTUCK AV S
1	948574	0210	10/13/03	\$273,000	1390	730	8	1998	3	7786	N	N	3124 MAIN AV S
1	855700	0100	2/19/03	\$257,000	1420	740	8	1977	4	9000	Y	N	2516 TALBOT CREST DR S
1	889921	0710	7/29/04	\$286,000	1480	850	8	1980	4	11256	N	N	533 S 28TH PL
1	889921	0060	11/7/03	\$253,000	1520	460	8	1979	4	9047	N	N	2813 WHITWORTH AV S
1	034800	0180	10/8/03	\$254,000	1570	1570	8	1959	3	12075	N	N	505 S 18TH ST
1	886050	0030	7/27/04	\$309,500	1580	650	8	1999	3	4517	Y	N	320 S 20TH PL
1	886050	0030	4/29/03	\$288,000	1580	650	8	1999	3	4517	Y	N	320 S 20TH PL
1	722200	0310	4/14/04	\$290,000	1620	0	8	1997	3	7758	N	N	401 S 15TH ST
1	889870	1250	7/31/03	\$295,000	1660	770	8	1984	3	10332	Y	N	2611 CEDAR AV S
1	264140	0470	1/6/03	\$269,000	1720	0	8	1995	3	7655	N	N	10332 SE 187TH PL
1	948576	0090	12/30/04	\$268,500	1740	0	8	1990	3	5190	N	N	925 S 32ND ST
1	948576	0320	6/9/03	\$245,000	1740	0	8	1990	3	5357	N	N	927 SE 168TH CT
1	264140	0130	7/19/04	\$256,710	1760	0	8	1997	3	8786	N	N	10422 SE 186TH PL
1	722927	0090	6/18/03	\$254,950	1790	0	8	1997	3	7439	N	N	1813 BURNETT AV S
1	948576	0240	11/16/03	\$252,000	1800	0	8	1990	3	5578	N	N	920 SE 168TH CT
1	264140	0590	11/10/04	\$295,000	1800	0	8	1995	3	6554	N	N	18607 104TH PL SE
1	177830	0070	11/8/04	\$291,000	1820	0	8	1993	3	7698	N	N	18805 104TH PL SE
1	177830	0120	4/27/04	\$285,000	1820	0	8	1993	3	7323	N	N	10427 SE 188TH CT
1	948576	0030	7/15/03	\$247,000	1820	0	8	1990	3	5313	N	N	813 S 32ND ST
1	334040	1125	3/23/04	\$242,500	1830	0	8	2000	3	4935	N	N	1801 LAKE AV S
1	214127	0200	7/27/04	\$290,000	1860	0	8	1989	3	7412	N	N	19101 104TH PL SE
1	889870	1220	8/12/03	\$260,000	1860	0	8	1984	3	8816	Y	N	2703 CEDAR AV S
1	855700	0170	1/28/04	\$295,000	1880	900	8	1977	4	23052	Y	N	2325 TALBOT CREST DR S
1	722927	0100	8/12/03	\$261,000	1890	0	8	1998	3	7347	N	N	1819 BURNETT AV S
1	177830	0240	9/30/04	\$289,950	1900	0	8	1993	4	8370	N	N	18926 104TH PL SE
1	322305	9339	7/26/04	\$285,000	1900	0	8	1991	3	9902	N	N	10116 SE 188TH ST
1	948574	0340	10/13/03	\$286,000	1970	0	8	1999	3	5106	N	N	3419 MAIN AV S
1	855700	0190	5/7/03	\$327,000	1980	1930	8	1991	3	12665	N	N	2337 TALBOT CREST DR S
1	948575	0530	12/22/04	\$302,000	1980	0	8	1989	3	4603	N	N	3117 SMITHERS AV S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	322305	9325	4/10/03	\$259,900	2010	0	8	1997	3	14636	N	N	18717 102ND AV SE
1	889870	0190	10/28/03	\$282,000	2010	0	8	1989	3	8758	N	N	2705 MILL AV S
1	264140	0120	4/23/03	\$259,950	2050	0	8	1995	3	7050	N	N	10418 SE 186TH PL
1	264140	0550	5/20/04	\$286,000	2050	0	8	1995	3	6574	N	N	10388 SE 187TH PL
1	338832	0050	9/10/04	\$354,950	2060	0	8	1985	4	29916	N	N	10028 SE 190TH ST
1	214127	0080	2/4/03	\$267,000	2080	0	8	1988	3	7720	N	N	19104 104TH PL SE
1	214127	0230	8/11/03	\$267,500	2080	0	8	1989	3	7551	N	N	19129 104TH PL SE
1	886050	0210	2/9/04	\$335,000	2100	620	8	1999	3	4500	Y	N	2127 DAVIS AV S
1	855740	0035	5/27/03	\$288,000	2110	0	8	1998	3	7704	N	N	2135 SHATTUCK AV S
1	214127	0150	2/26/03	\$270,000	2120	0	8	1988	3	7359	N	N	10341 SE 190TH ST
1	889870	0970	6/28/04	\$300,000	2140	0	8	1984	3	9430	N	N	1123 S 27TH PL
1	886050	0340	3/20/03	\$278,900	2150	0	8	2002	3	4457	N	N	327 S 20TH PL
1	889870	1100	6/26/03	\$370,000	2160	1330	8	1997	3	7500	Y	N	2915 CEDAR AV S
1	855740	0030	4/25/03	\$294,950	2180	0	8	1998	3	9298	N	N	2125 SHATTUCK AV S
1	889921	0170	8/15/03	\$334,000	2180	1320	8	1981	3	11926	N	N	512 S 31ST ST
1	302305	9127	5/6/04	\$308,000	2180	0	8	2003	3	7789	N	N	426 S 33RD PL
1	662430	0130	7/19/04	\$312,500	2220	0	8	1990	3	7350	N	N	10309 SE 190TH PL
1	662430	0150	10/5/04	\$310,000	2220	0	8	1990	3	7740	N	N	10317 SE 190TH PL
1	322305	9117	5/18/04	\$299,950	2230	0	8	1993	3	9739	N	N	10140 SE 188TH ST
1	948575	0090	4/22/03	\$275,000	2230	0	8	1989	3	4362	N	N	719 S 32ND ST
1	948575	0220	3/12/04	\$286,450	2230	0	8	1989	3	4488	N	N	707 S 32ND PL
1	948574	0080	6/16/03	\$287,000	2230	0	8	1998	3	5680	N	N	1120 S 35TH ST
1	886050	0270	6/10/04	\$310,000	2230	0	8	2000	3	4818	Y	N	316 S 21ST ST
1	886050	0260	6/29/04	\$307,900	2250	0	8	2003	3	5682	N	N	322 S 21ST ST
1	214127	0190	11/22/04	\$307,000	2270	0	8	1988	3	8321	N	N	19029 104TH PL SE
1	302305	9128	10/14/03	\$315,000	2300	0	8	2003	3	6430	N	N	420 S 33RD PL
1	302305	9129	6/1/04	\$308,000	2300	0	8	2003	3	6424	N	N	414 S 33RD PL
1	889870	1200	6/25/04	\$382,500	2330	1500	8	1985	4	8400	Y	N	2711 CEDAR AV S
1	948576	0100	12/10/04	\$328,950	2370	0	8	1990	3	5472	N	N	931 SE 169TH PL
1	948574	0250	11/18/04	\$335,000	2450	0	8	1998	3	5475	N	N	3105 MAIN AV S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	948574	0250	11/21/03	\$309,000	2450	0	8	1998	3	5475	N	N	3105 MAIN AV S
1	948574	0250	8/15/03	\$307,500	2450	0	8	1998	3	5475	N	N	3105 MAIN AV S
1	947600	0130	9/2/03	\$350,000	2460	0	8	1996	3	9738	N	N	10326 SE 185TH PL
1	722200	0207	9/29/03	\$300,388	2550	0	8	2003	3	6122	N	N	526 S 19TH ST
1	948575	0290	10/7/04	\$321,000	2600	0	8	1989	3	5531	N	N	716 S 32ND PL
1	662430	0160	11/20/03	\$305,000	2640	0	8	1990	3	7535	N	N	10321 SE 190TH PL
1	855700	0130	6/16/03	\$270,000	2670	0	8	1977	4	9612	N	N	2606 TALBOT CREST DR S
1	264140	0420	6/14/04	\$369,000	2810	0	8	1995	3	8827	N	N	10359 SE 187TH PL
1	292305	9181	6/27/03	\$300,000	2830	0	8	1999	3	5800	N	N	3302 WELLS AV S
1	895030	0050	7/23/04	\$380,000	3580	0	8	1973	4	10283	N	N	18605 107TH AV SE
1	722200	0308	9/11/03	\$375,000	3630	0	8	1996	3	8095	N	N	407 S 15TH ST
1	889921	0150	5/16/03	\$405,000	4420	0	8	2000	3	9100	N	N	606 S 31ST ST
1	855920	0120	8/13/04	\$445,000	2810	0	9	2001	3	5822	Y	N	700 S 47TH ST
1	312305	9107	7/9/04	\$560,000	3050	0	9	1987	4	158558	N	N	701 S 52ND ST
1	855920	0080	9/11/03	\$399,600	3140	0	9	2002	3	6811	N	N	4717 SMITHERS AV S
2	082205	9074	8/13/03	\$170,000	840	0	4	1945	3	26254	N	N	10604 SE 216TH ST
2	082205	9251	8/2/04	\$175,000	640	0	5	1945	5	13500	N	N	10707 SE 211TH ST
2	082205	9207	10/15/04	\$212,000	1270	0	5	1926	5	11426	N	N	10641 SE 212TH ST
2	182205	9195	6/24/04	\$201,000	1670	0	5	1913	5	6075	N	N	23711 100TH AV SE
2	052205	9196	3/17/04	\$235,000	970	960	6	1947	5	11345	N	N	10512 SE 200TH ST
2	025590	0050	3/25/04	\$200,000	1070	0	6	1979	4	8250	N	N	10708 SE 201ST ST
2	025590	0080	2/5/04	\$174,000	1070	0	6	1979	3	7800	N	N	10707 SE 201ST ST
2	052205	9324	10/25/04	\$175,000	1080	0	6	1983	3	8641	N	N	20002 104TH PL SE
2	082205	9218	12/1/04	\$182,500	1090	0	6	1968	3	8148	N	N	21333 108TH AV SE
2	082205	9153	3/21/03	\$185,000	1140	0	6	1957	4	12876	N	N	21204 104TH AV SE
2	155700	0310	10/29/03	\$183,500	1150	0	6	1980	4	9477	N	N	20245 103RD PL SE
2	918060	0095	4/15/04	\$220,000	1160	0	6	1931	4	27824	N	N	9606 S 208TH ST
2	374950	0040	12/9/04	\$218,950	1170	0	6	1956	5	9875	N	N	20715 104TH PL SE
2	182205	9167	2/14/03	\$183,000	1350	0	6	1958	3	9600	N	N	22835 96TH AV S
2	082205	9070	3/10/03	\$190,000	1370	400	6	1945	4	9271	N	N	10321 SE 208TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	182205	9062	3/31/04	\$213,000	1470	0	6	1928	5	16120	N	N	23610 94TH AV S
2	182205	9333	4/26/04	\$250,000	1560	0	6	1980	3	33987	N	N	23621 100TH AV SE
2	052205	9048	9/9/04	\$389,950	1590	0	6	1914	4	78843	N	N	20242 104TH PL SE
2	638655	0110	9/13/04	\$248,950	1830	0	6	1969	4	9055	N	N	21355 103RD PL SE
2	182205	9284	8/30/04	\$220,000	1840	0	6	1963	3	9220	N	N	23215 100TH AV SE
2	525200	0030	2/17/04	\$184,000	950	0	7	1966	4	9810	N	N	20420 102ND AV SE
2	295300	0300	4/1/03	\$167,000	980	0	7	1969	3	9682	N	N	21004 100TH AV SE
2	295300	0310	5/21/04	\$182,000	980	0	7	1969	3	9682	N	N	20870 100TH AV SE
2	662340	0222	6/1/04	\$170,000	1000	0	7	1957	3	9409	N	N	10602 SE 196TH ST
2	932070	0320	2/26/04	\$232,000	1000	1000	7	1968	3	9858	Y	N	21433 96TH AV S
2	011070	0150	6/21/04	\$299,000	1020	480	7	1983	4	10012	N	N	10004 SE 202ND ST
2	388310	0050	3/30/04	\$200,000	1050	760	7	1983	3	7275	N	N	10525 SE 206TH PL
2	880240	0407	5/20/04	\$189,000	1050	0	7	1958	3	8498	N	N	22130 103RD PL SE
2	880240	0418	8/9/04	\$204,000	1050	0	7	1959	4	8498	N	N	22029 103RD PL SE
2	880240	0421	4/6/04	\$212,500	1050	0	7	1959	5	8498	N	N	22005 103RD PL SE
2	932070	0490	6/16/04	\$204,950	1050	0	7	1965	4	10207	N	N	9805 S 213TH PL
2	932070	0120	9/21/04	\$195,000	1060	0	7	1963	4	13952	N	N	21213 97TH PL S
2	813800	0060	4/25/03	\$215,900	1070	1070	7	1968	4	10353	N	N	10205 SE 205TH ST
2	932060	0380	3/25/04	\$225,000	1080	880	7	1966	3	13465	N	N	21005 97TH PL S
2	932070	0650	5/17/04	\$216,000	1080	600	7	1966	3	8800	N	N	21416 96TH AV S
2	813800	0050	9/17/03	\$180,000	1110	0	7	1968	4	10440	N	N	10204 SE 205TH ST
2	379770	0160	11/3/04	\$233,500	1120	280	7	1989	3	7000	N	N	20430 105TH PL SE
2	379770	0200	10/1/04	\$240,000	1120	240	7	1989	3	6919	N	N	20406 105TH PL SE
2	932070	0160	6/4/04	\$198,000	1120	0	7	1968	4	10293	N	N	9548 S 213TH ST
2	388310	0040	11/17/03	\$204,000	1130	0	7	1983	3	7228	N	N	10521 SE 206TH PL
2	865400	0130	5/23/04	\$224,500	1130	260	7	1983	3	7918	N	N	20450 104TH AV SE
2	388310	0060	9/8/03	\$204,950	1140	0	7	1983	3	9386	N	N	10529 SE 206TH PL
2	932060	0190	5/7/03	\$200,000	1140	700	7	1963	3	9525	N	N	21019 98TH AV S
2	932060	0200	2/20/04	\$199,950	1140	900	7	1962	3	13308	N	N	21027 98TH AV S
2	011070	0020	9/26/03	\$220,000	1150	380	7	1983	4	9912	N	N	10011 SE 203RD ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	388310	0150	11/19/04	\$226,700	1170	0	7	1984	3	7612	N	N	10436 SE 206TH PL
2	570230	0220	3/25/04	\$230,000	1170	960	7	1967	4	14663	N	N	10520 SE 220TH ST
2	880240	0893	10/26/04	\$201,500	1170	0	7	1957	4	9744	N	N	22207 104TH PL SE
2	388310	0010	2/25/04	\$210,500	1180	0	7	1983	3	7245	N	N	20630 105TH PL SE
2	570220	0050	12/3/03	\$203,000	1190	600	7	1962	3	10645	N	N	21636 105TH PL SE
2	932060	0690	4/14/03	\$198,000	1200	300	7	1962	3	8925	N	N	21064 99TH AV S
2	172205	9006	11/14/03	\$212,650	1210	0	7	2003	3	5837	N	N	22528 103RD PL SE
2	172205	9324	4/21/04	\$237,200	1210	0	7	2003	3	5765	N	N	22520 103RD PL SE
2	172205	9325	6/4/04	\$224,950	1210	0	7	2004	3	5714	N	N	22514 103RD PL SE
2	172205	9326	12/17/03	\$219,000	1210	0	7	2003	3	7136	N	N	22508 103RD PL SE
2	172205	9327	12/15/03	\$209,950	1210	0	7	2003	3	6262	N	N	22507 103RD PL SE
2	172205	9328	4/21/04	\$230,000	1210	0	7	2004	3	5808	N	N	22513 103RD PL SE
2	172205	9329	6/11/04	\$219,950	1210	0	7	2004	3	5808	N	N	22519 103RD PL SE
2	172205	9330	11/6/03	\$209,950	1210	0	7	2003	3	5784	N	N	22527 103RD PL SE
2	052205	9017	9/19/03	\$175,000	1220	0	7	1960	3	7530	N	N	20005 108TH AV SE
2	182205	9042	11/29/04	\$231,850	1220	340	7	1968	4	12000	N	N	23417 94TH AV S
2	813800	0120	10/28/04	\$258,950	1220	1220	7	1967	4	11592	N	N	20529 103RD AV SE
2	082205	9160	2/11/04	\$182,000	1240	0	7	1960	4	11427	N	N	10630 SE 213TH ST
2	570230	0010	11/10/04	\$248,000	1240	600	7	1965	4	11400	N	N	10426 SE 219TH ST
2	295300	0350	7/26/03	\$200,950	1260	0	7	1973	4	13256	N	N	20820 100TH AV SE
2	182205	9412	9/20/04	\$225,000	1260	0	7	1998	3	6857	N	N	23716 98TH AV S
2	793100	0085	5/24/04	\$196,860	1270	0	7	1960	4	7500	N	N	9722 S 200TH ST
2	052205	9300	7/27/04	\$263,000	1280	500	7	1977	4	12776	N	N	20314 106TH PL SE
2	072205	9046	10/15/04	\$268,000	1290	610	7	1968	4	12632	N	N	21648 94TH AV S
2	932060	0440	7/18/03	\$184,950	1290	0	7	1963	4	11250	N	N	21201 97TH PLS
2	109150	0010	8/23/04	\$247,000	1300	330	7	1985	4	8000	N	N	10003 SE 229TH PL
2	295290	0020	6/22/04	\$208,000	1300	0	7	1965	4	9337	N	N	20817 101ST AV SE
2	379770	0190	9/15/04	\$232,000	1300	360	7	1989	3	7000	N	N	20412 105TH PL SE
2	880240	0911	6/24/04	\$191,500	1300	0	7	1957	3	14792	N	N	22254 105TH AV SE
2	295290	0140	1/6/03	\$198,000	1310	0	7	1989	3	10725	N	N	21042 102ND AV SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	813800	0010	7/18/03	\$229,900	1310	500	7	1967	4	9642	N	N	10227 SE 204TH ST
2	295300	0180	9/13/04	\$217,500	1320	0	7	1967	3	9688	N	N	21017 101ST AV SE
2	206850	0010	12/3/04	\$231,600	1340	500	7	1964	3	10628	N	N	10424 SE 200TH ST
2	505480	0200	5/20/03	\$228,990	1340	780	7	1964	4	10602	N	N	19925 97TH AV S
2	071300	0210	3/10/04	\$194,000	1350	0	7	1962	4	11303	N	N	20616 98TH PL S
2	889500	0160	5/21/03	\$185,000	1350	0	7	1967	3	9864	N	N	21617 99TH AV S
2	889500	0180	10/13/04	\$215,000	1350	0	7	1968	3	9760	N	N	9815 S 216TH ST
2	295290	0220	6/30/04	\$212,950	1360	0	7	1964	4	9014	N	N	20826 101ST AV SE
2	567200	0060	10/28/03	\$220,950	1360	0	7	1962	4	11760	N	N	19646 104TH AV SE
2	932080	0010	5/27/04	\$205,000	1360	0	7	1965	4	11319	N	N	21305 98TH AV S
2	209560	0170	10/26/04	\$245,000	1370	650	7	1992	3	4482	N	N	22609 102ND PL SE
2	209560	0340	6/14/03	\$209,950	1370	0	7	1991	3	4166	N	N	10317 SE 277TH ST
2	052205	9244	6/8/04	\$258,950	1380	680	7	1971	4	24462	N	N	20210 104TH PL SE
2	082205	9152	10/27/04	\$220,301	1380	0	7	1959	4	14060	N	N	10604 SE 212TH ST
2	155700	0280	11/8/04	\$208,000	1380	0	7	1963	4	9477	N	N	20221 103RD PL SE
2	155700	0110	6/9/03	\$178,000	1390	0	7	1963	4	9777	N	N	20252 103RD PL SE
2	052205	9158	12/16/03	\$155,000	1400	0	7	1957	3	6956	N	N	10642 SE 200TH ST
2	526700	0070	5/17/04	\$215,000	1400	0	7	1968	3	10205	N	N	21322 98TH AV S
2	526700	0070	1/8/03	\$202,000	1400	0	7	1968	3	10205	N	N	21322 98TH AV S
2	052205	9022	11/29/04	\$249,750	1420	0	7	1967	5	11893	N	N	20035 104TH PL SE
2	142040	0070	6/16/03	\$216,000	1420	260	7	1967	4	9072	N	N	20212 106TH AV SE
2	813800	0020	11/25/03	\$205,000	1430	0	7	1967	4	9605	N	N	20411 103RD AV SE
2	918060	0030	6/23/03	\$215,000	1430	800	7	1954	3	25212	N	N	20434 92ND AV S
2	932060	0160	5/28/03	\$230,000	1430	780	7	1966	5	9698	N	N	21028 98TH AV S
2	327697	0090	9/8/03	\$201,900	1440	0	7	1983	3	8094	N	N	10316 SE 230TH PL
2	270850	0080	5/24/04	\$308,500	1460	1200	7	1996	3	13216	N	N	21426 95TH PL S
2	526700	0210	7/29/03	\$219,900	1460	700	7	1965	3	9704	N	N	21438 99TH AV S
2	379770	0030	12/1/04	\$249,500	1470	0	7	1989	3	10390	N	N	10508 SE 204TH PL
2	327697	0030	3/16/04	\$208,500	1480	0	7	1982	3	6205	N	N	10309 SE 230TH PL
2	327697	0120	2/28/03	\$196,700	1480	0	7	1983	4	12387	N	N	10334 SE 230TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	182205	9331	6/10/04	\$211,000	1500	0	7	1952	3	15000	N	N	23323 100TH AV SE
2	270850	0170	12/17/04	\$300,000	1500	1060	7	2001	3	12024	N	N	9505 S 214TH PL
2	570220	0180	2/25/04	\$237,000	1510	840	7	1961	4	11223	N	N	21604 104TH PL SE
2	662340	0218	12/1/04	\$269,900	1510	0	7	1959	5	41262	N	N	19405 107TH AV SE
2	082205	9138	6/4/04	\$214,500	1520	0	7	1958	4	14800	N	N	10428 SE 211TH ST
2	327698	0030	6/18/04	\$270,000	1550	600	7	1987	4	10006	N	N	22823 103RD AV SE
2	889500	0020	3/10/04	\$335,000	1550	1120	7	1967	4	35849	N	N	21611 100TH AV SE
2	182205	9413	4/19/04	\$239,950	1550	0	7	1998	3	6003	N	N	23715 99TH AV S
2	109150	0420	3/13/03	\$249,500	1560	900	7	1988	4	8050	N	N	10007 SE 228TH CT
2	182205	9093	2/26/03	\$280,000	1560	0	7	1967	5	49222	N	N	22931 100TH AV SE
2	209560	0100	8/28/03	\$204,950	1560	0	7	1991	3	4121	N	N	22633 102ND PL SE
2	379770	0170	6/11/04	\$230,000	1570	0	7	1989	3	7000	N	N	20424 105TH PL SE
2	638800	0140	7/30/03	\$240,000	1570	620	7	1967	3	15142	N	N	19405 104TH AV SE
2	932060	0640	11/11/04	\$230,350	1570	0	7	1964	4	10414	N	N	21227 100TH AV SE
2	932060	0660	1/21/03	\$208,900	1570	0	7	1964	4	8500	N	N	21211 100TH AV SE
2	937850	0030	6/10/04	\$250,000	1570	0	7	1993	3	7892	N	N	20213 94TH PL S
2	937850	0140	5/18/04	\$263,450	1580	0	7	1993	3	8616	N	N	20310 92ND AV S
2	570230	0030	7/30/03	\$287,500	1590	790	7	1968	5	16530	N	N	10412 SE 219TH ST
2	182205	9156	7/23/04	\$378,000	1610	560	7	1958	3	103672	Y	N	22509 94TH AV S
2	241650	0120	4/29/03	\$262,000	1610	920	7	1988	3	13096	Y	N	21211 95TH CT S
2	264020	0010	3/24/04	\$241,500	1610	580	7	1969	3	11088	N	N	23024 100TH AV SE
2	505480	0140	1/26/04	\$279,950	1610	1350	7	1984	3	13728	N	N	19803 97TH AV S
2	865400	0140	11/15/04	\$250,000	1610	0	7	1984	3	7304	N	N	20446 104TH AV SE
2	182205	9188	12/10/04	\$222,500	1620	0	7	1959	4	16234	N	N	23622 98TH AV S
2	052205	9207	7/8/03	\$201,500	1630	0	7	1962	4	8400	N	N	19848 104TH AV SE
2	062205	9092	12/29/03	\$235,500	1680	0	7	1992	3	12510	N	N	9221 S 202ND ST
2	052205	9265	7/27/04	\$254,000	1690	0	7	1969	4	14850	N	N	20029 104TH PL SE
2	155700	0050	1/21/03	\$207,000	1690	0	7	1966	4	9365	N	N	20215 104TH PL SE
2	943000	0010	4/21/03	\$226,000	1690	0	7	1996	3	5444	N	N	9735 S 222ND ST
2	052205	9183	8/13/03	\$199,990	1710	0	7	1959	4	8415	N	N	10605 SE 199TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	803565	0240	8/12/03	\$240,000	1720	0	7	1994	3	9851	N	N	10628 SE 213TH CT
2	943000	0100	2/14/03	\$236,900	1730	0	7	1995	3	5270	N	N	22242 98TH PL S
2	327697	0010	11/24/03	\$236,000	1740	0	7	1984	4	7681	N	N	10321 SE 230TH PL
2	327697	0110	9/13/04	\$248,000	1750	0	7	1984	4	11026	N	N	10328 SE 230TH PL
2	052205	9070	12/15/04	\$208,000	1760	0	7	1959	4	9600	N	N	10628 SE 199TH ST
2	932070	0080	4/11/03	\$207,500	1760	0	7	1967	4	9600	N	N	9612 S 213TH ST
2	932070	0110	3/8/04	\$231,750	1760	0	7	1966	4	9363	N	N	21224 97TH PL S
2	270850	0090	4/7/03	\$244,000	1770	0	7	1996	3	12867	N	N	21502 95TH PL S
2	919770	0030	4/21/04	\$262,333	1770	0	7	2004	3	4360	N	N	19914 101ST AV SE
2	919770	0140	4/7/04	\$249,950	1770	0	7	2004	3	6380	N	N	19986 101ST AV SE
2	209560	0060	6/14/03	\$220,000	1790	0	7	1991	3	4309	N	N	22649 102ND PL SE
2	932060	0620	2/13/04	\$250,000	1790	0	7	1965	4	11463	N	N	21319 100TH AV SE
2	182205	9401	10/1/03	\$233,800	1790	0	7	1999	3	7991	N	N	9920 S 235TH PL
2	182205	9257	8/30/04	\$245,000	1800	0	7	1965	4	12617	N	N	9826 S 231ST ST
2	796851	0030	6/30/03	\$204,990	1800	0	7	1970	4	9694	N	N	9617 S 206TH PL
2	919770	0070	3/17/04	\$264,950	1800	0	7	2004	3	5510	N	N	19944 101ST AV SE
2	919770	0100	4/15/04	\$264,950	1800	0	7	2004	3	6530	N	N	19962 101ST AV SE
2	919770	0180	3/25/04	\$264,950	1800	0	7	2004	3	4590	N	N	19989 101ST AV SE
2	919770	0190	3/31/04	\$264,950	1800	0	7	2004	3	4590	N	N	19981 101ST AV SE
2	572700	0020	10/22/03	\$244,950	1820	0	7	2003	3	6451	N	N	21049 105TH AV SE
2	572700	0040	8/1/03	\$244,950	1820	0	7	2003	3	4930	N	N	20161 105TH AV SE
2	572700	0050	8/1/03	\$250,075	1820	0	7	2003	3	6131	N	N	20160 105TH AV SE
2	572700	0160	10/3/03	\$248,950	1820	0	7	2003	3	5571	N	N	20127 105TH AV SE
2	572700	0170	2/18/04	\$259,950	1820	0	7	2003	3	5346	N	N	20032 104TH PL SE
2	327697	0080	4/28/03	\$229,200	1830	0	7	1984	4	7358	N	N	10310 SE 230TH PL
2	525200	0100	6/6/03	\$225,000	1860	0	7	1964	4	11027	N	N	10120 SE 206TH ST
2	082205	9084	2/27/03	\$210,000	1870	0	7	1956	4	12300	N	N	10427 SE 211TH ST
2	572700	0030	8/6/03	\$259,950	1870	0	7	2003	3	4858	N	N	20155 105TH AV SE
2	572700	0070	7/28/03	\$259,950	1870	0	7	2003	3	5863	N	N	20148 105TH AV SE
2	052205	9134	8/8/03	\$208,000	1890	500	7	1954	3	20281	N	N	10608 SE 200TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	206850	0220	10/15/03	\$224,000	1920	0	7	1962	4	9779	N	N	19844 105TH AV SE
2	052205	9125	5/28/03	\$235,000	1930	0	7	1955	4	23344	N	N	19229 106TH AV SE
2	082205	9163	9/22/04	\$280,000	1930	0	7	1961	5	13406	N	N	10209 SE 216TH ST
2	880240	0648	9/27/04	\$260,000	1930	0	7	1997	3	8461	N	N	9324 S 222ND PL
2	109150	0330	6/21/04	\$246,500	1970	0	7	1988	4	8330	N	N	10048 SE 228TH PL
2	109150	0410	3/30/04	\$248,950	1970	0	7	1988	4	7410	N	N	22818 100TH AV SE
2	182205	9249	4/3/03	\$216,900	1970	0	7	1964	3	13905	N	N	23227 100TH AV SE
2	919770	0080	3/22/04	\$284,950	1970	0	7	2004	3	5560	N	N	19950 101ST AV SE
2	919770	0110	3/8/04	\$279,950	1970	0	7	2004	3	6930	N	N	19968 101ST AV SE
2	919770	0150	4/29/04	\$279,950	1970	0	7	2004	3	6930	N	N	19990 101ST AV SE
2	638800	0210	8/30/04	\$258,950	1980	0	7	1967	4	9730	N	N	10420 SE 194TH PL
2	570230	0160	1/10/03	\$220,000	1990	0	7	1967	3	14700	N	N	10519 SE 219TH ST
2	803565	0070	12/28/04	\$300,000	1990	0	7	1995	3	6300	N	N	21327 104TH PL SE
2	803565	0340	9/27/04	\$283,000	1990	0	7	1994	3	6816	N	N	21311 105TH PL SE
2	803565	0050	3/27/03	\$251,000	2020	0	7	1995	3	6516	N	N	21313 104TH PL SE
2	803565	0100	7/20/04	\$260,000	2020	0	7	1994	3	8053	N	N	21341 104TH PL SE
2	803565	0180	8/20/03	\$263,000	2020	0	7	1994	3	6804	N	N	10518 SE 214TH PL
2	803565	0320	3/3/03	\$247,000	2020	0	7	1994	3	6285	N	N	21302 106TH AV SE
2	803565	0460	4/4/03	\$265,000	2020	0	7	1996	3	8685	N	N	21310 104TH PL SE
2	880240	0644	10/23/03	\$249,900	2030	0	7	1997	3	8000	N	N	9317 S 222ND ST
2	109150	0060	8/28/03	\$240,000	2050	0	7	1986	4	10350	N	N	10027 SE 229TH PL
2	919770	0220	5/27/04	\$289,950	2120	0	7	2004	3	5010	N	N	19907 101ST AV SE
2	572700	0010	2/18/04	\$259,950	2150	0	7	2003	3	5293	N	N	20143 105TH AV SE
2	572700	0080	12/30/03	\$259,950	2150	0	7	2003	3	4792	N	N	20142 105TH AV SE
2	572700	0100	2/9/04	\$259,950	2150	0	7	2003	3	4653	N	N	20128 105TH AV SE
2	572700	0110	1/28/04	\$249,950	2150	0	7	2003	3	5769	N	N	20124 105TH AV SE
2	572700	0130	3/31/04	\$259,950	2150	0	7	2003	3	4819	N	N	20112 105TH AV SE
2	572700	0140	3/26/04	\$259,950	2150	0	7	2003	3	4469	N	N	20113 105TH AV SE
2	572700	0150	12/29/03	\$249,950	2150	0	7	2003	3	4656	N	N	20121 105TH AV SE
2	919770	0010	5/13/04	\$279,950	2180	0	7	2004	3	5010	N	N	19906 101ST AV SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	919770	0120	6/10/04	\$274,251	2180	0	7	2004	3	4050	N	N	19974 101ST AV SE
2	919770	0170	8/12/04	\$279,950	2180	0	7	2004	3	4370	N	N	19997 101ST AV SE
2	919770	0210	9/17/04	\$283,000	2180	0	7	2004	3	3880	N	N	19919 101ST AV SE
2	209560	0160	1/31/03	\$235,000	2200	0	7	1992	3	4358	N	N	22611 102ND PL SE
2	209560	0250	8/21/03	\$235,000	2200	0	7	1992	3	5192	N	N	22624 102ND PL SE
2	932070	0480	4/30/04	\$290,000	2250	0	7	1965	5	9711	N	N	9813 S 213TH PL
2	327698	0060	7/16/04	\$280,000	2280	0	7	1987	4	9669	N	N	22841 103RD AV SE
2	327698	0080	7/18/03	\$224,000	2280	0	7	1987	3	10968	N	N	22848 103RD AV SE
2	880240	0641	6/15/04	\$310,000	2290	0	7	2003	3	8330	N	N	9315 S 222ND ST
2	209560	0230	4/16/03	\$243,000	2300	0	7	1993	3	4686	N	N	22620 102ND PL SE
2	327698	0020	7/1/04	\$265,000	2300	0	7	1987	3	9972	N	N	22817 103RD AV SE
2	919770	0040	11/16/04	\$319,950	2330	0	7	2004	3	5820	N	N	19926 101ST AV SE
2	572700	0090	10/10/03	\$279,950	2360	0	7	2003	3	4791	N	N	20136 105TH AV SE
2	572700	0120	2/20/04	\$279,950	2360	0	7	2003	3	4341	N	N	20118 105TH AV SE
2	327697	0070	9/9/04	\$263,000	2380	0	7	1983	3	14405	N	N	10306 SE 230TH PL
2	880240	0913	12/4/03	\$262,000	2380	0	7	1984	3	15468	N	N	22241 105TH AV SE
2	919770	0050	3/25/04	\$304,950	2380	0	7	2004	3	6520	N	N	19932 101ST AV SE
2	919770	0090	2/20/04	\$299,950	2380	0	7	2004	3	6320	N	N	19956 101ST AV SE
2	937850	0230	11/23/04	\$335,000	2400	0	7	1993	3	9857	Y	N	9421 S 202ND ST
2	919770	0060	5/17/04	\$306,500	2400	0	7	2004	3	5370	N	N	19938 101ST AV SE
2	572700	0060	11/6/03	\$284,950	2440	0	7	2003	3	5798	N	N	20154 105TH AV SE
2	919770	0020	6/28/04	\$299,950	2450	0	7	2004	3	4330	N	N	19910 101ST AV SE
2	919770	0130	5/5/04	\$304,000	2450	0	7	2004	3	4050	N	N	19980 101ST AV SE
2	919770	0200	5/19/04	\$302,950	2450	0	7	2004	3	4480	N	N	19925 101ST AV SE
2	937850	0170	6/24/03	\$325,000	2590	0	7	1993	3	16548	Y	N	9415 SE 203RD ST
2	172205	9038	6/14/04	\$330,000	2630	0	7	1957	5	39000	N	N	22531 104TH AV SE
2	937850	0150	7/1/03	\$259,250	2640	0	7	1994	3	12069	N	N	9305 S 203RD PL
2	918060	0075	10/5/04	\$419,000	2740	0	7	1988	3	28200	N	N	20625 96TH AV S
2	133220	0060	4/7/04	\$374,950	3280	0	7	1998	3	10097	N	N	9630 S 221ST ST
2	071300	0030	6/17/04	\$210,000	1220	0	8	1962	4	11430	N	N	20641 98TH PL S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	794120	0140	3/23/04	\$269,950	1260	830	8	1986	3	8049	N	N	19242 98TH AV S
2	241650	0050	9/25/03	\$230,000	1350	330	8	1987	3	13320	N	N	9511 S 213TH ST
2	241650	0090	5/12/04	\$272,000	1350	980	8	1988	4	12998	N	N	21226 95TH CT S
2	505480	0010	7/21/03	\$232,000	1400	820	8	1963	4	9600	Y	N	9710 S 200TH ST
2	803560	0760	10/31/03	\$267,950	1450	960	8	2000	3	9159	N	N	10320 SE 209TH PL
2	885830	0070	10/7/04	\$260,000	1460	1040	8	1967	3	13125	Y	N	9433 S 207TH PL
2	505480	0160	11/12/03	\$264,950	1470	1130	8	1982	3	8580	N	N	19811 97TH AV S
2	885830	0010	10/6/03	\$253,000	1490	740	8	1968	4	10000	N	N	9525 S 207TH PL
2	794100	0020	9/15/04	\$290,000	1500	580	8	1966	4	12525	N	N	9220 S 198TH ST
2	052205	9019	7/20/04	\$231,900	1510	0	8	1970	3	14836	N	N	20021 104TH PL SE
2	525210	0080	7/11/03	\$219,950	1540	0	8	1966	4	10047	N	N	10124 SE 207TH ST
2	794100	0200	11/15/03	\$259,900	1560	1200	8	1968	4	15042	N	N	9215 S 198TH ST
2	803560	0720	1/8/04	\$230,900	1560	0	8	1989	3	9881	N	N	20822 103RD CT SE
2	182205	9386	9/10/04	\$329,950	1580	680	8	1998	3	19863	N	N	22838 96TH AV S
2	338820	0090	12/3/03	\$301,300	1590	1540	8	1991	3	8820	Y	N	19203 99TH PL S
2	526700	0190	4/23/03	\$225,000	1610	1010	8	1968	3	9647	N	N	21424 99TH AV S
2	526600	0110	4/16/04	\$255,500	1660	0	8	1999	3	3710	N	N	20105 102ND AV SE
2	162070	0010	5/15/03	\$249,900	1710	410	8	1998	3	7305	N	N	20210 105TH AV SE
2	794100	0120	10/4/04	\$280,000	1720	500	8	1966	4	14800	N	N	19816 95TH AV S
2	638650	0190	5/20/03	\$220,000	1730	0	8	1967	3	8965	N	N	21226 100TH PL SE
2	241650	0190	7/18/03	\$379,950	1760	1530	8	1989	4	12050	N	N	9434 S 213TH ST
2	071300	0080	8/25/04	\$295,000	1780	1300	8	1963	4	11430	N	N	20461 98TH PL S
2	885830	0120	7/28/04	\$404,500	1810	1260	8	1964	5	9709	Y	N	9440 S 207TH PL
2	052205	9297	7/14/04	\$310,000	1850	0	8	1983	3	15035	N	N	10014 SE 204TH ST
2	794120	0120	8/25/03	\$255,000	1850	0	8	1986	3	5678	N	N	19271 98TH AV S
2	666686	0110	8/1/03	\$256,000	1890	0	8	1986	3	9791	N	N	20217 102ND PL SE
2	855720	0090	9/10/03	\$271,000	1910	0	8	1999	3	7119	N	N	9653 S 194TH ST
2	178960	0070	11/24/03	\$287,500	1970	0	8	1994	3	8517	N	N	10121 SE 225TH PL
2	510465	0010	6/29/04	\$280,000	1980	0	8	1998	3	6408	N	N	20338 102ND AV SE
2	107947	0130	2/16/04	\$293,000	1990	0	8	1999	3	7558	N	N	20116 95TH PL S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	071300	0100	7/19/04	\$260,000	2000	0	8	1961	4	11430	N	N	20441 98TH PL S
2	880240	0065	7/29/04	\$307,000	2040	0	8	1997	3	20000	N	N	9606 S 219TH PL
2	803560	0020	9/29/04	\$320,000	2080	1050	8	1989	3	7000	N	N	20811 102ND PL SE
2	666686	0360	11/17/04	\$260,100	2100	0	8	1987	3	9602	N	N	10223 SE 200TH ST
2	178960	0040	5/6/03	\$263,500	2110	0	8	1994	3	10067	N	N	10106 SE 225TH PL
2	178960	0060	7/9/03	\$287,000	2110	0	8	1994	3	10011	N	N	10122 SE 225TH PL
2	666686	0010	5/16/03	\$273,000	2110	0	8	1986	3	9678	N	N	20005 102ND PL SE
2	270840	0080	8/2/04	\$350,000	2140	0	8	1992	3	31645	N	N	21916 95TH PL S
2	182205	9391	12/17/03	\$304,950	2180	0	8	1998	3	16140	N	N	9321 S 225TH PL
2	803560	0730	6/20/03	\$275,000	2220	0	8	1989	3	6132	N	N	20835 103RD CT SE
2	182205	9234	1/30/03	\$279,900	2260	0	8	1993	3	9404	N	N	22807 96TH PL S
2	885830	0040	5/26/04	\$292,000	2260	810	8	1964	3	9628	Y	N	9505 S 207TH PL
2	666686	0330	8/27/04	\$353,000	2300	1260	8	1989	3	9626	N	N	20022 102ND PL SE
2	803560	0180	11/2/04	\$313,000	2300	0	8	1990	3	7801	N	N	21217 103RD CT SE
2	803560	0710	5/17/04	\$299,950	2320	0	8	1989	3	6494	N	N	20826 103RD CT SE
2	510465	0090	12/19/03	\$308,200	2330	0	8	1996	3	8096	N	N	20300 102ND AV SE
2	178960	0090	4/1/04	\$302,000	2360	0	8	1995	3	8460	N	N	10109 SE 225TH PL
2	803560	0310	5/27/03	\$282,000	2360	0	8	1990	3	7865	N	N	21200 103RD AV SE
2	880240	0029	4/2/04	\$304,950	2360	0	8	1988	3	32810	N	N	21960 93RD AV S
2	803560	0690	5/1/04	\$300,000	2380	0	8	1989	3	6782	N	N	20834 103RD CT SE
2	803560	0490	11/7/03	\$270,000	2400	0	8	1989	3	8026	N	N	10327 SE 210TH PL
2	803560	0220	7/22/03	\$279,000	2410	0	8	1990	3	6557	N	N	21237 103RD CT SE
2	803560	0300	6/25/03	\$274,950	2410	0	8	1990	3	6948	N	N	21204 103RD AV SE
2	803560	0130	5/23/03	\$265,000	2460	0	8	1990	3	7560	N	N	21017 103RD AV SE
2	379138	0230	5/18/04	\$329,950	2460	0	8	2004	3	6197	N	N	22002 101ST PL SE
2	510465	0020	2/13/04	\$308,900	2530	0	8	1997	3	8820	N	N	20332 102ND AV SE
2	379138	0120	11/2/04	\$349,950	2650	0	8	2004	3	5880	N	N	10041 SE 220TH ST
2	072205	9220	2/19/03	\$289,950	2750	0	8	1992	3	16080	N	N	21449 94TH PL S
2	107947	0110	6/8/04	\$349,950	2750	0	8	1999	3	7800	N	N	20122 95TH PL S
2	379138	0190	11/1/04	\$354,950	2750	0	8	2004	3	4886	N	N	10119 SE 220TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	379138	0220	9/10/04	\$354,950	2750	0	8	2004	3	5263	N	N	22008 101ST PL SE
2	918060	0044	2/18/04	\$363,990	2800	0	8	1990	3	15159	N	N	20511 96TH AV S
2	379138	0200	7/19/04	\$352,950	2900	0	8	2004	3	5858	N	N	10125 SE 220TH PL
2	182205	9197	4/2/04	\$370,000	2910	0	8	2001	3	25973	N	N	23412 98TH AV S
2	379138	0130	10/4/04	\$394,950	3260	0	8	2004	3	6189	N	N	22007 101ST PL SE
2	794120	0200	6/25/04	\$349,000	1570	1150	9	1986	3	8492	Y	N	19237 98TH PL S
2	156190	0430	5/27/03	\$319,500	1650	700	9	1989	3	8718	N	N	20320 96TH AV S
2	182205	9367	9/1/04	\$403,000	1650	1340	9	1994	3	34891	N	N	22427 100TH AV SE
2	270840	0020	5/19/03	\$435,000	1890	1810	9	1998	3	19462	N	N	21823 95TH PL SE
2	182205	9276	6/2/03	\$357,000	2090	0	9	1997	3	13511	N	N	22818 94TH AV S
2	422410	0110	11/10/03	\$276,500	2110	0	9	1990	3	9605	N	N	9215 S 237TH PL
2	156190	0540	9/17/03	\$316,000	2200	0	9	1989	3	9188	N	N	20315 100TH AV SE
2	156190	0110	12/7/04	\$350,000	2320	0	9	1989	3	10390	N	N	20403 97TH AV S
2	156190	0340	7/28/03	\$312,000	2320	0	9	1989	3	10240	N	N	20416 97TH AV S
2	880240	0205	10/26/04	\$429,000	2330	0	9	1983	4	51836	N	N	10300 SE 220TH ST
2	379140	0210	5/14/04	\$322,500	2340	0	9	1999	3	6263	N	N	22116 99TH PL S
2	156190	0460	11/17/04	\$359,000	2400	0	9	1988	3	9100	N	N	9615 S 203RD ST
2	338820	0030	3/17/04	\$350,000	2440	0	9	1995	3	10170	Y	N	19230 99TH PL S
2	379140	0310	5/6/04	\$319,995	2460	0	9	1998	3	6180	N	N	9902 S 220TH ST
2	156190	0030	8/21/03	\$350,000	2470	0	9	1989	3	9011	N	N	20226 97TH CT S
2	742900	0320	6/23/04	\$379,900	2500	0	9	1990	3	14935	N	N	22707 97TH AV S
2	855720	0140	7/7/04	\$455,000	2500	910	9	1999	3	7251	N	N	9633 S 194TH ST
2	156191	0280	10/19/04	\$365,450	2510	0	9	1990	3	9887	N	N	20446 96TH WY S
2	156191	0050	7/19/03	\$299,900	2590	0	9	1990	3	8407	N	N	9516 S 204TH PL
2	794120	0060	11/11/03	\$346,000	2610	0	9	1990	3	7427	Y	N	19245 98TH AV S
2	182205	9372	3/18/03	\$338,000	2630	0	9	1991	3	12885	N	N	22808 96TH PL S
2	379140	0050	6/19/03	\$357,000	2670	0	9	1999	3	6000	N	N	22104 98TH PL S
2	422410	0070	3/12/04	\$317,000	2700	0	9	1992	3	9600	N	N	9212 S 237TH PL
2	156191	0150	7/30/03	\$335,000	2730	0	9	1990	3	9922	N	N	9431 S 204TH PL
2	940640	0280	5/19/03	\$338,000	2750	0	9	1990	3	8017	N	N	23315 94TH CT S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	156190	0160	12/2/03	\$339,000	2780	0	9	1989	3	9648	N	N	20513 97TH AV S
2	156190	0190	2/21/04	\$367,000	2790	0	9	1989	3	11732	N	N	20533 97TH AV S
2	156190	0450	1/9/03	\$335,000	2820	0	9	1989	3	10528	N	N	20306 96TH AV S
2	156190	0500	4/22/04	\$375,500	2910	0	9	1988	3	9508	N	N	9709 S 203RD ST
2	940640	0320	8/25/03	\$354,000	2930	0	9	1991	3	10551	N	N	9414 S 233RD PL
2	742900	0160	12/18/03	\$350,000	2940	0	9	1995	3	9761	N	N	22636 97TH AV S
2	182205	9433	12/1/03	\$410,000	2980	0	9	2001	3	8044	N	N	23107 96TH AV S
2	742900	0180	1/14/03	\$375,000	3000	0	9	1996	3	11967	N	N	22710 97TH AV S
2	802990	0080	4/24/04	\$399,950	3000	0	9	2000	3	8440	N	N	9707 S 230TH PL
2	182205	9424	10/25/04	\$410,000	3050	0	9	2001	3	9592	N	N	22726 95TH AV S
2	182205	9426	6/21/04	\$395,000	3050	0	9	2001	3	8885	N	N	22710 95TH AV S
2	182205	9425	12/12/03	\$391,000	3140	0	9	2001	3	8885	N	N	22718 95TH AV S
2	379140	0190	8/21/03	\$360,000	3170	0	9	2000	3	7015	N	N	22126 99TH PL S
2	379140	0020	7/15/04	\$400,000	3240	0	9	2000	3	6870	N	N	22120 98TH PL S
2	379140	0290	12/2/03	\$364,500	3270	0	9	1998	3	6180	N	N	9914 S 220TH ST
2	379140	0270	8/2/04	\$416,000	3300	0	9	1999	3	6451	N	N	9926 S 220TH ST
2	182205	9452	3/29/04	\$453,250	3350	0	9	2003	3	7602	N	N	9523 S 237TH ST
2	802990	0160	10/19/04	\$435,000	3460	0	9	2000	3	8450	N	N	9610 S 230TH PL
2	802990	0030	4/27/04	\$418,000	3470	0	9	2000	3	8450	N	N	9615 S 230TH PL
2	802990	0010	8/9/04	\$410,000	3560	0	9	2000	3	8530	N	N	9603 S 230TH PL
2	563500	0020	5/24/04	\$485,000	3590	0	9	2004	3	9616	N	N	9316 S 216TH PL
2	182205	9453	1/5/04	\$459,900	3600	0	9	2003	3	8128	N	N	9529 S 237TH ST
2	742900	0300	5/11/04	\$405,000	3730	0	9	1993	3	12069	N	N	22619 97TH AV S
2	182205	9451	12/26/03	\$460,000	3780	0	9	2003	3	7600	N	N	9517 S 237TH ST
2	182205	9381	6/20/03	\$489,950	2800	1110	10	1996	3	21940	N	N	22620 94TH AV S
2	379141	0120	10/13/03	\$459,950	2800	660	10	2002	3	6300	N	N	10025 SE 219TH PL
2	379141	0210	4/9/03	\$454,950	2830	600	10	2002	3	6872	N	N	21813 100TH PL SE
2	379141	0090	9/27/04	\$420,000	2980	0	10	2002	3	5500	N	N	21913 101ST PL SE
2	379141	0480	8/11/03	\$464,950	3000	1000	10	2002	3	7275	N	N	10004 SE 218TH PL
2	379141	0060	1/22/03	\$433,950	3020	0	10	2002	3	6300	N	N	10032 SE 220TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	379141	0170	4/12/04	\$475,500	3020	870	10	2002	3	7140	N	N	21837 100TH PL SE
2	379141	0200	2/20/04	\$445,000	3020	880	10	2002	3	6600	N	N	21819 100TH PL SE
2	379141	0220	3/11/04	\$467,500	3020	340	10	2002	3	7191	N	N	21812 100TH PL SE
2	379141	0230	3/25/03	\$433,950	3020	0	10	2002	3	6000	N	N	21818 100TH PL SE
2	379141	0380	4/4/03	\$490,000	3060	1290	10	2002	3	8011	N	N	21820 101ST PL SE
2	379141	0020	4/3/03	\$389,500	3120	0	10	2002	3	5775	N	N	10008 SE 220TH ST
2	379141	0150	10/28/04	\$530,000	3130	1000	10	2002	3	6089	N	N	10009 SE 219TH PL
2	379141	0150	11/17/03	\$499,000	3130	1000	10	2002	3	6089	N	N	10009 SE 219TH PL
2	379141	0320	2/27/03	\$414,950	3150	0	10	2002	3	6651	N	N	21924 101ST PL SE
2	379141	0010	1/7/03	\$397,500	3160	0	10	2002	3	6662	N	N	10002 SE 220TH ST
2	379141	0370	5/29/03	\$425,000	3160	0	10	2002	3	5905	N	N	21826 101ST PL SE
2	563500	0010	4/28/04	\$506,809	3180	750	10	2004	3	9678	N	N	9322 S 216TH PL
2	379141	0430	5/15/03	\$525,000	3190	0	10	2003	3	8177	N	N	10034 SE 218TH PL
2	379141	0440	4/21/03	\$515,000	3190	0	10	2002	3	11079	N	N	10028 SE 218TH PL
2	379141	0100	11/18/03	\$409,950	3200	0	10	2002	3	5870	N	N	21907 101ST PL SE
2	379141	0070	9/22/04	\$430,000	3210	0	10	2002	3	5870	N	N	21925 101ST PL SE
2	379141	0250	10/6/04	\$417,000	3210	0	10	2002	3	6257	N	N	10018 SE 219TH PL
2	379141	0250	3/4/03	\$411,950	3210	0	10	2002	3	6257	N	N	10018 SE 219TH PL
2	379141	0300	4/28/03	\$530,950	3260	1420	10	2003	3	7780	N	N	10051 SE 218TH PL
2	379141	0040	8/23/04	\$436,000	3290	0	10	2002	3	5775	N	N	10020 SE 220TH ST
2	379141	0040	7/30/03	\$417,950	3290	0	10	2002	3	5775	N	N	10020 SE 220TH ST
2	918060	0071	2/4/04	\$600,000	3310	0	10	1992	3	31259	Y	N	20627 95TH AV S
2	379141	0030	3/1/03	\$387,500	3310	0	10	2002	3	5775	N	N	10014 SE 220TH ST
2	379141	0110	7/16/03	\$429,950	3360	0	10	2002	3	6300	N	N	10031 SE 219TH PL
2	182205	9445	10/12/04	\$518,000	3360	0	10	2004	3	7876	N	N	9522 S 237TH PL
2	379141	0050	6/5/03	\$415,000	3370	0	10	2002	3	6300	N	N	10026 SE 220TH ST
2	379141	0260	5/15/03	\$415,000	3370	0	10	2002	3	6000	N	N	10024 SE 219TH PL
2	508380	0020	5/24/04	\$460,000	3510	0	10	2004	3	9450	N	N	10221 SE 224TH ST
2	880240	0220	8/2/04	\$659,710	3530	0	10	2004	3	30141	N	N	10226 SE 220TH ST
2	182205	9003	7/9/03	\$480,000	3570	0	10	2001	3	22001	N	N	22618 94TH AV S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	182205	9441	7/26/04	\$520,000	3650	0	10	2004	3	7600	N	N	9428 S 237TH PL
2	379141	0240	4/11/03	\$448,450	3680	0	10	2002	3	6015	N	N	21824 100TH PL SE
2	379141	0270	8/28/03	\$449,950	3680	0	10	2002	3	6000	N	N	10030 SE 219TH PL
2	182205	9438	4/7/04	\$500,000	3700	0	10	2004	3	23128	N	N	9919 S 230TH ST
2	508380	0030	10/5/04	\$560,000	4120	0	10	2004	3	10800	N	N	10225 SE 224TH ST
2	918060	0023	11/22/04	\$850,000	2630	2920	12	1981	4	26571	Y	N	20417 94TH AV S
6	619720	0301	10/20/04	\$189,000	970	0	5	1948	4	20970	N	N	18037 118TH AV SE
6	322305	9112	6/28/04	\$190,000	1060	0	5	1942	4	9725	N	N	17803 116TH AV SE
6	322305	9001	8/5/04	\$235,000	930	0	6	1985	3	16988	N	N	17925 116TH AV SE
6	322305	9133	9/20/04	\$212,500	970	0	6	1961	5	16552	N	N	18125 116TH AV SE
6	619720	0021	8/17/04	\$200,000	980	0	6	1946	4	6800	N	N	18002 116TH AV SE
6	619900	0161	9/7/04	\$177,500	1020	0	6	1950	3	10075	N	N	12004 SE 192ND ST
6	619840	0142	6/10/04	\$204,950	1120	0	6	1995	3	15750	N	N	19030 116TH AV SE
6	619660	0420	3/2/04	\$229,950	1150	0	6	1987	3	44866	N	N	17638 118TH AV SE
6	322305	9038	6/23/04	\$300,000	1180	1100	6	1937	5	24161	N	N	11328 SE 192ND ST
6	619720	0382	7/21/04	\$190,000	1340	0	6	1949	4	7800	N	N	18038 118TH AV SE
6	619660	0221	10/19/04	\$250,000	1350	0	6	1966	4	21179	N	N	17853 118TH AV SE
6	619720	0120	9/10/03	\$185,000	1390	0	6	1958	3	21082	N	N	18220 116TH AV SE
6	342305	9125	5/21/03	\$185,000	1410	0	6	1970	4	11050	N	N	18432 140TH AV SE
6	322305	9197	11/24/04	\$435,000	1520	0	6	1952	4	45302	N	N	18027 116TH AV SE
6	327690	0130	9/17/03	\$192,500	900	430	7	1975	4	7100	N	N	17821 113TH PL SE
6	269820	0160	8/29/04	\$235,000	930	480	7	1981	3	9898	N	N	18814 110TH CT SE
6	071200	0180	7/1/03	\$206,000	950	280	7	1981	3	8086	N	N	17831 114TH PL SE
6	890610	0140	5/8/03	\$166,900	970	0	7	1954	4	7279	N	N	11455 SE 182ND ST
6	071200	0100	4/29/03	\$203,500	1010	430	7	1981	3	8108	N	N	17727 114TH PL SE
6	074110	0010	1/15/03	\$200,000	1010	820	7	1959	4	7222	N	N	10802 SE 182ND ST
6	074110	0100	3/4/04	\$189,500	1010	0	7	1959	4	7980	N	N	11012 SE 182ND ST
6	327690	0320	8/26/03	\$190,000	1010	0	7	1968	4	6723	N	N	17716 113TH PL SE
6	098420	0610	10/12/04	\$245,000	1020	600	7	1974	4	8550	N	N	18654 129TH PL SE
6	282305	9053	2/19/04	\$209,000	1040	0	7	1959	4	14400	N	N	12107 SE PETROVITSKY RD

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	327690	0200	9/24/04	\$259,950	1040	700	7	1974	4	7260	N	N	11329 SE 179TH ST
6	342305	9122	6/3/04	\$240,000	1040	1040	7	1964	3	13500	N	N	13841 SE 180TH ST
6	890610	0130	1/14/04	\$176,650	1060	0	7	1956	4	6999	N	N	11439 SE 182ND ST
6	098422	0170	2/19/04	\$235,000	1080	550	7	1975	3	9048	N	N	12941 SE 186TH ST
6	098400	0820	4/7/04	\$224,500	1090	260	7	1974	4	9375	N	N	12755 SE 191ST PL
6	619780	0281	3/6/03	\$214,950	1090	390	7	1976	4	13306	N	N	11821 SE 186TH PL
6	098422	0220	9/9/04	\$253,000	1100	550	7	1975	4	7350	N	N	12939 SE 188TH ST
6	098421	0190	12/18/03	\$215,950	1140	600	7	1973	3	7350	N	N	18510 131ST AV SE
6	327620	0110	12/9/03	\$207,500	1140	0	7	1962	4	9379	N	N	17824 111TH AV SE
6	098421	0520	11/12/04	\$259,950	1160	280	7	1973	4	7326	N	N	18603 131ST AV SE
6	098422	0040	5/17/04	\$243,900	1170	600	7	1975	3	8250	N	N	12936 SE 185TH ST
6	098423	0470	3/27/03	\$213,550	1180	390	7	1977	3	6600	N	N	13029 SE 189TH CT
6	098420	0130	5/25/04	\$243,000	1190	550	7	1976	3	7884	N	N	18839 129TH PL SE
6	111610	0100	5/7/03	\$195,000	1190	0	7	1965	4	9792	N	N	17826 109TH AV SE
6	890610	0120	8/15/03	\$179,500	1200	0	7	1956	4	11645	N	N	11423 SE 182ND ST
6	098423	0290	1/13/04	\$229,000	1210	550	7	1977	3	7200	N	N	18913 131ST PL SE
6	911710	0315	4/3/03	\$200,000	1210	0	7	1980	3	7179	N	N	18435 112TH AV SE
6	074090	0050	5/23/03	\$205,000	1240	0	7	1959	4	9856	N	N	18005 110TH AV SE
6	098422	0100	10/15/04	\$262,000	1240	800	7	1975	4	7548	N	N	12919 SE 185TH ST
6	098422	0130	9/12/03	\$233,000	1240	800	7	1975	3	7597	N	N	12926 SE 186TH ST
6	098423	0520	2/23/04	\$231,500	1240	400	7	1977	4	6732	N	N	13032 SE 191ST ST
6	327620	0080	12/4/03	\$199,000	1250	0	7	1961	4	9379	N	N	17800 111TH AV SE
6	098421	0720	7/24/03	\$225,000	1260	500	7	1972	4	8901	N	N	12829 SE 184TH PL
6	098421	0820	1/12/04	\$229,000	1260	600	7	1976	4	8008	N	N	18414 126TH PL SE
6	098421	0840	12/4/03	\$245,000	1260	480	7	1972	4	9804	N	N	18405 127TH AV SE
6	098422	0230	6/22/04	\$246,500	1260	840	7	1975	4	7350	N	N	13001 SE 188TH ST
6	098422	0250	4/21/04	\$260,000	1260	700	7	1975	4	7446	N	N	13017 SE 188TH ST
6	890610	0015	11/24/04	\$235,000	1260	0	7	1957	5	11645	N	N	11436 SE 182ND ST
6	074070	0010	10/20/04	\$212,000	1270	0	7	1959	4	7980	N	N	11011 SE 181ST ST
6	098421	0460	8/25/04	\$235,000	1280	0	7	1973	4	7420	N	N	18709 131ST AV SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	327690	0260	10/22/03	\$239,950	1280	550	7	1969	4	8360	N	N	17800 113TH PL SE
6	619840	0045	6/23/04	\$184,500	1280	0	7	1958	3	11232	N	N	18802 116TH AV SE
6	098400	0370	6/15/03	\$239,950	1300	630	7	1967	4	10120	N	N	12705 SE 188TH PL
6	098400	0540	7/21/04	\$244,900	1300	750	7	1967	4	8750	N	N	12517 SE 188TH PL
6	098400	0550	7/13/04	\$240,000	1300	450	7	1967	4	8750	N	N	12525 SE 188TH PL
6	098400	0650	8/8/03	\$227,500	1300	750	7	1967	4	8750	N	N	18923 127TH PL SE
6	098420	0170	7/6/04	\$257,500	1300	700	7	1968	3	8030	N	N	18813 129TH PL SE
6	098420	0210	8/20/04	\$277,000	1300	700	7	1968	5	7980	N	N	12825 SE 186TH PL
6	098420	0750	3/18/03	\$210,000	1300	1250	7	1968	3	8239	N	N	12904 SE 189TH PL
6	098420	0760	7/28/03	\$240,000	1300	450	7	1968	4	8800	N	N	12910 SE 189TH PL
6	098420	0840	9/5/03	\$225,000	1300	600	7	1969	3	7752	N	N	12905 SE 190TH PL
6	098421	0690	4/29/04	\$254,950	1300	550	7	1969	3	7416	N	N	18501 129TH PL SE
6	140210	0030	12/21/04	\$300,400	1300	1300	7	1965	5	20000	N	N	14508 SE 178TH PL
6	322305	9291	5/7/04	\$175,000	1300	0	7	1957	4	9583	N	N	17721 116TH AV SE
6	245995	0230	2/24/03	\$240,000	1300	330	7	1996	3	7664	N	N	14007 SE 188TH WY
6	232985	0050	11/20/03	\$250,000	1300	340	7	1997	3	6130	N	N	11425 SE 185TH PL
6	911710	0050	6/25/03	\$190,000	1310	490	7	1968	4	9360	N	N	10919 SE 186TH ST
6	090800	0250	4/24/04	\$274,950	1310	610	7	2004	3	4242	N	N	14436 SE 188TH WY
6	081300	0020	11/10/03	\$245,000	1330	910	7	1977	3	10703	N	N	18322 112TH AV SE
6	051170	0280	3/22/03	\$247,500	1340	720	7	1967	4	9189	N	N	18004 112TH AV SE
6	098400	0600	12/16/04	\$237,000	1340	0	7	1967	4	11830	N	N	18857 127TH PL SE
6	619660	0421	11/18/03	\$239,500	1340	1340	7	1963	4	12338	N	N	17632 118TH AV SE
6	619780	0100	9/23/03	\$280,000	1340	500	7	1955	4	46609	N	N	18608 116TH AV SE
6	619780	0280	6/21/04	\$227,500	1350	0	7	1976	4	13294	N	N	11829 SE 186TH PL
6	098423	0190	8/7/03	\$240,000	1370	890	7	1977	3	9100	N	N	18928 131ST PL SE
6	098421	0180	10/6/03	\$268,000	1380	800	7	1973	4	7350	N	N	18504 131ST AV SE
6	098421	0780	11/15/03	\$254,865	1380	390	7	1973	3	13000	N	N	18418 127TH AV SE
6	098423	0240	6/23/03	\$245,000	1390	280	7	1977	4	7800	N	N	18908 131ST PL SE
6	098423	0500	5/27/04	\$223,500	1390	200	7	1977	4	7125	N	N	19003 131ST AV SE
6	245995	0180	7/11/03	\$229,950	1390	0	7	1996	3	6806	N	N	14111 SE 188TH WY

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	098400	0740	11/5/03	\$217,000	1400	0	7	1968	4	14774	N	N	12701 SE 191ST PL
6	543800	0100	9/30/04	\$236,610	1400	0	7	1964	4	10857	N	N	17820 110TH AV SE
6	911700	0290	11/16/04	\$261,000	1400	620	7	1968	4	9000	N	N	11211 SE 186TH ST
6	098420	0500	6/19/03	\$215,000	1410	800	7	1972	2	8505	N	N	18516 129TH PL SE
6	098423	0260	12/20/03	\$237,000	1420	650	7	1977	4	7200	N	N	18900 131ST PL SE
6	619840	0042	9/18/03	\$232,450	1420	0	7	1977	4	22292	N	N	11619 SE 188TH ST
6	098420	0510	2/7/03	\$204,950	1430	0	7	1968	3	7844	N	N	12912 SE 186TH ST
6	111610	0090	10/23/03	\$208,465	1440	0	7	1965	4	9792	N	N	17818 109TH AV SE
6	098421	0420	12/8/03	\$212,500	1460	0	7	1972	3	8584	N	N	13002 SE 188TH ST
6	140210	0220	3/14/04	\$266,750	1470	0	7	1965	5	30056	N	N	17832 146TH AV SE
6	911710	0280	2/25/03	\$194,000	1470	0	7	1966	4	12792	N	N	11036 SE 186TH ST
6	327620	0090	5/11/04	\$210,500	1480	0	7	1962	4	9379	N	N	17808 111TH AV SE
6	140210	0350	9/30/04	\$290,000	1490	0	7	1965	5	18462	N	N	17806 147TH AV SE
6	322305	9196	12/4/04	\$263,750	1490	1490	7	1980	3	7653	N	N	18427 112TH AV SE
6	543800	0140	7/24/04	\$245,750	1490	0	7	1965	4	11242	N	N	17852 110TH AV SE
6	051170	0260	7/28/04	\$299,000	1500	1020	7	1976	5	8931	N	N	18016 112TH AV SE
6	098420	0280	6/3/04	\$224,600	1520	0	7	1968	3	7560	N	N	12820 SE 186TH PL
6	098421	0410	9/22/03	\$214,950	1520	0	7	1969	4	10080	N	N	18766 130TH AV SE
6	232985	0030	7/3/03	\$239,900	1540	0	7	1999	3	6566	N	N	11415 SE 185TH PL
6	098420	0080	10/18/04	\$274,000	1550	600	7	1968	4	7035	N	N	18901 129TH PL SE
6	098421	0560	8/20/03	\$209,950	1560	0	7	1973	4	7350	N	N	18509 131ST AV SE
6	564860	0060	5/28/03	\$219,000	1580	0	7	1995	3	6044	N	N	11409 SE 177TH PL
6	098420	0290	4/13/04	\$218,500	1600	0	7	1969	3	7350	N	N	12828 SE 186TH PL
6	098421	0700	6/10/04	\$239,950	1600	0	7	1969	4	7560	N	N	18431 129TH PL SE
6	911710	0070	9/16/03	\$215,500	1610	0	7	1966	4	9360	N	N	10933 SE 186TH ST
6	233323	0020	8/6/03	\$220,000	1610	0	7	2001	3	4275	N	N	12816 SE 175TH CT
6	640271	0060	4/14/03	\$227,500	1620	0	7	1994	3	7919	N	N	17816 112TH AV SE
6	098420	0460	5/4/03	\$259,950	1630	480	7	1968	4	8667	N	N	12810 SE 186TH ST
6	111610	0070	4/1/03	\$224,000	1630	0	7	1966	4	9792	N	N	17804 109TH AV SE
6	619960	0044	10/8/03	\$210,000	1630	0	7	1968	4	13380	N	N	12027 SE 184TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	090800	0030	4/26/04	\$274,950	1650	610	7	2004	3	5849	N	N	14707 SE 188TH WY
6	090800	0050	8/26/04	\$269,950	1650	610	7	2004	3	5586	N	N	14635 SE 188TH WY
6	911700	0020	6/15/04	\$220,500	1660	0	7	1960	4	9120	N	N	11450 SE 186TH ST
6	074070	0020	6/28/03	\$200,000	1670	0	7	1959	4	9424	N	N	11027 SE 181ST ST
6	098400	0670	7/14/03	\$248,400	1670	540	7	1967	4	8750	N	N	18961 127TH PL SE
6	098420	0780	6/22/04	\$228,300	1670	520	7	1968	4	10593	N	N	12922 SE 189TH PL
6	564860	0080	10/16/03	\$257,000	1680	0	7	1995	3	5580	N	N	17714 114TH PL SE
6	090800	0010	6/9/04	\$245,316	1680	1200	7	1976	3	6902	N	N	14721 SE 188TH WY
6	140210	0400	9/29/03	\$246,000	1690	0	7	1965	4	20000	N	N	14536 SE 178TH PL
6	232983	0030	5/17/04	\$264,950	1720	0	7	2004	3	4228	N	N	13241 SE 188TH PL
6	232983	0060	5/13/04	\$270,450	1720	0	7	2004	3	5413	N	N	13250 SE 188TH PL
6	564860	0110	5/13/04	\$263,500	1750	0	7	1995	3	5580	N	N	17728 114TH PL SE
6	140220	0300	5/27/03	\$280,500	1790	0	7	1969	5	20500	N	N	18017 145TH AV SE
6	090800	0290	4/17/04	\$248,950	1790	0	7	2004	3	4712	N	N	14522 SE 188TH WY
6	245997	0040	8/5/04	\$264,950	1790	0	7	2004	3	6001	N	N	14757 SE 187TH CT
6	073940	0010	2/10/03	\$237,500	1800	0	7	2000	3	3731	N	N	17837 112TH AV SE
6	245997	0080	7/17/04	\$270,000	1800	0	7	2004	3	6465	N	N	14733 SE 187TH CT
6	073940	0050	3/20/03	\$234,000	1810	0	7	2000	3	5543	N	N	17827 112TH AV SE
6	073940	0080	6/12/03	\$240,000	1810	0	7	2000	3	4000	N	N	17819 112TH AV SE
6	090800	0310	3/15/04	\$249,950	1820	0	7	2004	3	5560	N	N	14534 SE 188TH WY
6	074070	0060	7/19/04	\$226,500	1830	0	7	1959	4	11742	N	N	18008 110TH PL SE
6	640271	0020	3/5/03	\$256,000	1870	0	7	1994	3	6794	N	N	17840 112TH AV SE
6	090800	0020	3/31/04	\$249,950	1870	0	7	2004	3	5849	N	N	14713 SE 188TH WY
6	090800	0040	5/22/04	\$252,950	1870	0	7	2004	3	5838	N	N	14701 SE 188TH WY
6	090800	0200	4/8/04	\$254,950	1870	0	7	2004	3	4950	N	N	14410 SE 188TH WY
6	090800	0260	5/6/04	\$259,950	1870	0	7	2004	3	5692	N	N	14502 SE 188TH WY
6	090800	0280	5/13/04	\$259,950	1870	0	7	2004	3	4733	N	N	14514 SE 188TH WY
6	090800	0300	3/30/04	\$259,950	1870	0	7	2004	3	5500	N	N	14528 SE 188TH WY
6	090800	0330	1/26/04	\$259,520	1870	0	7	2004	3	8263	N	N	14546 SE 188TH WY
6	911700	0300	10/14/03	\$229,950	1880	0	7	1962	4	9000	N	N	11203 SE 186TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	564860	0050	6/5/03	\$250,000	1890	0	7	1995	3	6050	N	N	17704 114TH PL SE
6	564860	0250	2/25/04	\$274,000	1890	0	7	1995	3	6993	N	N	11407 SE 179TH ST
6	098421	0150	12/30/03	\$228,325	1900	0	7	1973	3	9000	N	N	18402 131ST AV SE
6	098400	0130	9/13/04	\$259,900	1920	0	7	1967	4	8502	N	N	12735 SE 190TH PL
6	232983	0040	5/14/04	\$278,950	1940	0	7	2004	3	4661	N	N	13249 SE 188TH PL
6	232983	0070	4/28/04	\$279,950	1940	0	7	2004	3	4207	N	N	13246 SE 188TH PL
6	232983	0080	4/14/04	\$279,950	1940	0	7	2004	3	4876	N	N	13240 SE 188TH PL
6	232983	0100	5/6/04	\$279,950	1940	0	7	2004	3	5851	N	N	13228 SE 188TH PL
6	232983	0140	5/6/04	\$279,950	1940	0	7	2004	3	5938	N	N	18815 132ND PL SE
6	245997	0020	8/18/04	\$282,950	1950	0	7	2004	3	5451	N	N	14769 SE 187TH CT
6	245997	0050	6/21/04	\$279,950	1950	0	7	2004	3	6227	N	N	14751 SE 187TH CT
6	232985	0040	12/22/04	\$291,000	2000	0	7	1999	3	6566	N	N	11421 SE 185TH PL
6	232985	0060	7/28/04	\$289,950	2000	0	7	1997	3	6489	N	N	11429 SE 185TH PL
6	232985	0110	11/1/04	\$287,950	2000	0	7	1997	3	7392	Y	N	11448 SE 185TH PL
6	640271	0190	8/14/03	\$280,000	2030	0	7	1994	3	7183	N	N	17914 112TH AV SE
6	245995	0040	5/24/04	\$276,500	2030	0	7	1996	3	6293	N	N	14026 SE 188TH WY
6	245995	0160	10/29/03	\$256,000	2030	0	7	1996	3	17950	N	N	14240 SE 188TH WY
6	245996	0030	5/12/03	\$257,000	2060	0	7	2002	3	5607	N	N	14748 SE 185TH PL
6	245996	0090	7/11/03	\$263,000	2060	0	7	2002	3	4950	N	N	14652 SE 185TH PL
6	090800	0340	8/13/04	\$254,950	2080	0	7	2004	3	5828	N	N	14727 SE 188TH WY
6	098423	0110	3/24/04	\$234,900	2090	0	7	1977	4	7524	N	N	13017 SE 191ST ST
6	098421	0580	3/20/03	\$250,000	2160	0	7	1973	4	7350	N	N	18413 131ST AV SE
6	232983	0050	5/7/04	\$304,950	2310	0	7	2004	3	4384	N	N	13254 SE 188TH PL
6	232983	0120	4/16/04	\$299,000	2310	0	7	2004	3	7876	N	N	13216 SE 188TH PL
6	232983	0020	5/19/04	\$317,950	2370	0	7	2004	3	5434	N	N	13235 SE 188TH PL
6	232983	0090	5/24/04	\$314,950	2370	0	7	2004	3	5850	N	N	13234 SE 188TH PL
6	232983	0110	5/6/04	\$314,950	2370	0	7	2004	3	5788	N	N	13220 SE 188TH PL
6	232983	0130	4/22/04	\$315,000	2370	0	7	2004	3	6122	N	N	18809 132ND PL SE
6	073940	0030	7/8/04	\$299,000	2400	0	7	2000	3	5063	N	N	17831 112TH AV SE
6	245996	0300	3/13/04	\$310,000	2410	0	7	2002	3	5211	N	N	18515 147TH CT SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	245996	0320	10/13/04	\$327,000	2410	0	7	2002	3	6717	N	N	18527 147TH CT SE
6	233323	0110	3/4/04	\$302,000	2450	0	7	2002	3	4077	N	N	12841 SE 175TH CT
6	233323	0170	8/12/03	\$295,000	2450	0	7	2002	3	5004	N	N	12835 SE 176TH ST
6	233323	0230	10/5/04	\$315,000	2450	0	7	2002	3	4373	N	N	17636 128TH AV SE
6	245996	0140	10/11/04	\$315,000	2460	0	7	2002	3	5414	N	N	14620 SE 185TH PL
6	090800	0060	7/13/04	\$291,450	2470	0	7	2004	3	4858	N	N	14629 SE 188TH WY
6	090800	0240	4/7/04	\$289,950	2470	0	7	2004	3	4833	N	N	14430 SE 188TH WY
6	090800	0270	5/11/04	\$304,050	2470	0	7	2004	3	5005	N	N	14508 SE 188TH WY
6	245997	0030	9/1/04	\$319,950	2480	0	7	2004	3	5451	N	N	14763 SE 187TH CT
6	245997	0060	8/26/04	\$319,950	2480	0	7	2004	3	6272	N	N	14745 SE 187TH CT
6	245997	0070	8/19/04	\$319,950	2480	0	7	2004	3	7005	N	N	14739 SE 187TH CT
6	245996	0250	12/17/04	\$315,000	2560	0	7	2002	3	4897	N	N	14613 SE 185TH PL
6	245996	0260	4/15/04	\$318,000	2560	0	7	2002	3	4841	N	N	14619 SE 185TH PL
6	051170	0210	8/25/03	\$289,500	2830	280	7	1962	4	12779	N	N	11300 SE 180TH PL
6	144286	0020	2/12/04	\$234,950	1130	420	8	1986	3	8892	N	N	13413 SE 189TH ST
6	508970	0210	4/27/04	\$241,530	1180	760	8	1980	3	7000	N	N	11112 SE 183RD PL
6	746140	0210	4/22/04	\$250,000	1180	820	8	1979	3	7480	N	N	18644 110TH PL SE
6	746140	0410	8/26/03	\$238,000	1180	800	8	1979	3	8075	N	N	18630 111TH PL SE
6	746140	0250	6/12/03	\$216,500	1200	400	8	1979	3	7070	N	N	11027 SE 186TH PL
6	508970	0390	9/16/03	\$249,950	1260	600	8	1978	3	7605	N	N	18319 108TH PL SE
6	259180	0700	3/8/04	\$252,000	1340	800	8	1981	3	11360	N	N	18612 132ND PL SE
6	746140	0380	5/23/03	\$257,500	1360	850	8	1979	4	7521	N	N	18648 111TH PL SE
6	508970	0660	4/22/04	\$256,000	1370	400	8	1977	4	10800	N	N	18320 110TH AV SE
6	259180	0240	9/8/03	\$250,000	1390	440	8	1981	3	7700	N	N	18622 134TH AV SE
6	259180	0360	8/20/03	\$254,950	1390	580	8	1983	3	7344	N	N	18418 134TH AV SE
6	259180	0880	8/5/04	\$284,950	1390	580	8	1981	3	9372	N	N	18707 134TH AV SE
6	140210	0100	8/7/03	\$252,500	1430	1300	8	1966	3	16100	N	N	17831 145TH AV SE
6	259180	0290	9/7/04	\$318,000	1430	600	8	1982	4	7632	N	N	18514 134TH AV SE
6	259180	0750	10/5/04	\$258,950	1430	660	8	1981	3	7844	N	N	13307 SE 185TH PL
6	140220	0570	2/25/04	\$297,000	1460	1400	8	1967	4	22914	N	N	18135 146TH AV SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	746140	0140	1/9/04	\$235,000	1460	0	8	1979	4	8190	N	N	18651 110TH PL SE
6	259182	0380	4/19/04	\$286,900	1480	440	8	1985	3	7995	N	N	13312 SE 184TH ST
6	508970	0060	4/28/04	\$235,550	1480	0	8	1978	4	7700	N	N	10935 SE 182ND ST
6	259183	0370	11/4/03	\$281,900	1490	560	8	1987	3	8463	N	N	18201 134TH AV SE
6	140220	0690	9/22/04	\$307,000	1510	800	8	1974	4	19910	N	N	18004 145TH AV SE
6	140220	0690	2/18/03	\$289,990	1510	800	8	1974	4	19910	N	N	18004 145TH AV SE
6	259183	0120	4/29/04	\$291,950	1520	580	8	1988	3	7350	N	N	13420 SE 182ND ST
6	259182	0250	12/15/03	\$279,990	1560	350	8	1987	3	9590	N	N	13442 SE 183RD ST
6	259180	0180	9/15/03	\$269,950	1600	890	8	1982	3	8000	N	N	13517 SE 186TH PL
6	259181	0030	3/27/03	\$255,000	1630	0	8	1984	3	7476	N	N	18506 135TH PL SE
6	619900	0180	10/14/03	\$315,000	1730	0	8	1983	3	22615	N	N	19133 121ST PL SE
6	259182	0050	6/10/03	\$285,000	1740	780	8	1987	3	11667	N	N	18407 135TH PL SE
6	746140	0400	10/15/03	\$287,500	1750	840	8	1979	3	6720	N	N	18636 111TH PL SE
6	140210	0340	12/15/03	\$288,800	1760	0	8	1965	5	18000	N	N	17812 147TH AV SE
6	144286	0100	3/19/04	\$269,000	1760	0	8	1987	3	8149	N	N	13531 SE 189TH PL
6	508970	0740	11/22/04	\$277,950	1770	0	8	1978	4	11000	N	N	11117 SE 183RD PL
6	332305	9022	6/2/04	\$372,500	1850	1210	8	1976	3	84506	N	N	17635 122ND PL SE
6	156595	0430	3/1/04	\$279,000	1900	0	8	1994	3	8015	N	N	18803 112TH PL SE
6	419310	0050	10/22/04	\$292,000	1900	0	8	2002	3	4081	N	N	18444 114TH AV SE
6	769730	0050	8/12/03	\$253,000	1910	0	8	2002	3	3320	N	N	17918 110TH PL SE
6	769730	0080	12/24/04	\$300,000	1910	0	8	2002	3	3318	N	N	17850 110TH PL SE
6	156595	0030	12/8/03	\$280,000	1930	0	8	1995	3	6957	N	N	19110 113TH WY SE
6	342305	9164	6/24/03	\$375,000	1930	260	8	1973	4	102801	N	N	13426 SE 180TH ST
6	259183	0050	8/23/04	\$285,000	1980	0	8	1988	3	7941	N	N	13425 SE 182ND ST
6	259181	0090	5/24/04	\$295,000	2010	0	8	1984	4	6674	N	N	13544 SE 185TH CT
6	769730	0020	3/6/03	\$270,000	2030	0	8	2002	3	3323	N	N	17940 110TH PL SE
6	769730	0040	2/14/03	\$255,000	2030	0	8	2002	3	3321	N	N	17924 110TH PL SE
6	769730	0130	4/20/04	\$274,950	2030	0	8	2002	3	3313	N	N	17814 110TH PL SE
6	769730	0250	1/16/03	\$257,990	2030	0	8	2002	3	3302	N	N	17723 110TH PL SE
6	769730	0260	3/12/03	\$245,000	2030	0	8	2002	3	3301	N	N	17731 110TH PL SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	619780	0261	6/18/04	\$278,000	2050	0	8	1970	3	27397	N	N	11907 SE 186TH ST
6	156595	0660	6/16/04	\$296,000	2070	0	8	1993	3	6081	N	N	11249 SE 190TH CT
6	259181	0110	6/16/04	\$305,000	2070	0	8	1987	3	7920	N	N	13536 SE 185TH CT
6	259183	0090	9/3/04	\$309,950	2070	0	8	1987	3	11387	N	N	13438 SE 182ND ST
6	156595	0890	7/2/03	\$289,990	2080	0	8	1993	3	7383	N	N	11244 SE 189TH CT
6	156595	0020	4/13/04	\$300,500	2090	0	8	1994	3	7485	N	N	19128 113TH WY SE
6	156595	0690	12/7/04	\$307,500	2100	0	8	1994	3	8352	N	N	11254 SE 190TH CT
6	508970	0110	5/21/04	\$290,000	2100	0	8	1980	4	7700	N	N	11027 SE 182ND ST
6	259183	0250	7/14/03	\$289,990	2250	0	8	1987	3	7672	N	N	13522 SE 181ST PL
6	144286	0150	4/30/04	\$320,000	2300	0	8	1988	3	8104	N	N	13536 SE 189TH PL
6	508970	0450	6/17/04	\$282,500	2330	0	8	1979	3	7680	N	N	18326 108TH PL SE
6	259183	0290	4/26/04	\$298,950	2350	0	8	1987	3	7672	N	N	13420 SE 181ST PL
6	259182	0190	3/3/03	\$285,000	2370	0	8	1986	3	7700	N	N	13423 SE 183RD ST
6	156595	0380	11/17/04	\$339,500	2400	0	8	1994	3	7000	N	N	11230 SE 188TH PL
6	156595	0810	6/18/04	\$334,500	2400	0	8	1994	3	6644	N	N	11227 SE 188TH PL
6	156595	0360	7/29/03	\$290,000	2410	0	8	1994	3	7281	N	N	11242 SE 188TH PL
6	342305	9207	5/21/04	\$369,950	2420	0	8	1999	3	11869	N	N	19115 146TH AV SE
6	619660	0422	5/11/04	\$319,950	2510	0	8	1992	3	15511	N	N	17634 118TH AV SE
6	259182	0020	5/16/03	\$291,500	2520	0	8	1987	3	7350	N	N	13409 SE 184TH ST
6	769730	0120	7/20/04	\$308,000	2560	0	8	2002	3	3314	N	N	17822 110TH PL SE
6	769730	0230	2/14/03	\$275,000	2560	0	8	2002	3	3302	N	N	17707 110TH PL SE
6	769730	0240	6/5/03	\$260,000	2560	0	8	2002	3	3302	N	N	17715 110TH PL SE
6	156595	0100	8/14/03	\$299,000	2820	0	8	1993	3	6458	N	N	18932 113TH WY SE
6	619900	0210	7/15/04	\$410,000	2830	0	8	1985	3	21602	N	N	19107 121ST PL SE
6	619780	0183	6/17/04	\$302,000	2880	0	8	1986	3	24402	N	N	11642 SE 188TH ST
6	619780	0183	9/8/03	\$277,000	2880	0	8	1986	3	24402	N	N	11642 SE 188TH ST
6	327485	0160	11/24/04	\$373,500	2920	0	8	1990	3	9613	N	N	12218 SE 179TH PL
6	259183	0180	4/29/03	\$294,000	2930	0	8	1988	3	7557	N	N	13421 SE 181ST PL
6	327485	0060	6/16/04	\$354,000	3130	0	8	1990	3	11587	N	N	17811 123RD PL SE
6	156595	0140	12/27/04	\$345,000	3250	0	8	1993	3	7622	N	N	19017 114TH CT SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	147312	0190	9/10/03	\$313,000	2120	0	9	1991	3	7560	N	N	18635 136TH PL SE
6	247292	0160	12/22/03	\$320,000	2200	0	9	1987	3	8698	N	N	18314 142ND AV SE
6	247292	0630	5/13/04	\$339,000	2300	0	9	1988	3	8017	N	N	18223 143RD AV SE
6	247380	0140	4/12/04	\$369,900	2350	0	9	1995	3	7975	N	N	18429 143RD CT SE
6	247292	0750	11/9/04	\$352,500	2410	0	9	1987	3	8828	N	N	14143 SE 182ND ST
6	247292	0360	10/19/04	\$385,000	2470	0	9	1987	3	13468	N	N	14254 SE 180TH PL
6	247292	0090	8/11/03	\$335,000	2500	0	9	1987	3	8914	N	N	18207 141ST AV SE
6	147312	0240	3/24/04	\$360,500	2540	0	9	1992	3	10440	N	N	18725 136TH PL SE
6	247292	0710	11/26/03	\$345,000	2580	0	9	1988	3	7061	N	N	14121 SE 182ND ST
6	247292	0860	9/26/03	\$350,000	2580	0	9	1987	3	8483	N	N	18026 140TH CT SE
6	247292	0140	9/23/04	\$345,000	2620	0	9	1987	3	9359	N	N	18307 142ND AV SE
6	259184	0340	8/20/03	\$325,900	2660	0	9	1988	3	7365	N	N	18213 132ND PL SE
6	259184	0050	7/11/03	\$340,000	2680	0	9	1988	3	11590	N	N	18210 133RD AV SE
6	147312	0390	5/5/03	\$345,000	2690	0	9	1992	3	9551	N	N	18716 139TH WY SE
6	247292	0280	8/25/03	\$375,000	2730	0	9	1988	3	9767	N	N	18122 143RD AV SE
6	247292	0820	11/24/04	\$380,000	2740	0	9	1987	3	8445	N	N	14102 SE 182ND ST
6	147312	0440	3/25/03	\$343,100	2890	0	9	1992	3	9359	N	N	18622 139TH WY SE
6	332305	9035	6/10/04	\$420,000	3040	0	9	1979	4	46875	N	N	12353 SE 181ST ST
6	147312	0350	5/7/04	\$410,000	3060	0	9	1991	3	9070	N	N	13817 SE 188TH ST
6	247292	0850	3/25/04	\$360,000	3220	0	9	1987	3	7017	N	N	18030 140TH CT SE
6	247292	0460	12/1/03	\$379,000	3310	0	9	1987	3	7832	N	N	14112 SE 180TH PL

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	008700	0207	11/5/04	\$289,950	PERCENT COMPLETE 2004
1	008700	0220	11/18/04	\$283,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	008700	0226	2/17/04	\$72,896	QUIT CLAIM DEED; PARTIAL INTEREST
1	008700	0250	3/1/04	\$358,000	PERSONAL PROPERTY INCLUDED;
1	177830	0270	9/16/03	\$360,000	NON-REPRESENTATIVE SALE
1	264140	0190	7/13/04	\$175,483	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
1	292305	9046	9/19/03	\$245,000	NON-REPRESENTATIVE SALE
1	292305	9119	3/20/04	\$275,000	BUILDER OR DEVELOPER SALES
1	292305	9119	9/2/03	\$270,000	RELATED PARTY;BUILDER OR DEVELOPER SALES
1	302305	9020	12/3/04	\$185,726	RELATED PARTY, FRIEND, OR NEIGHBOR
1	302305	9063	10/13/04	\$251,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	322305	9028	5/21/03	\$96,000	BANKRUPTCY; GOVERNMENT AGENCY
1	322305	9072	6/10/04	\$890,000	GOVERNMENT AGENCY; MULTI-PARCEL SALE
1	322305	9086	1/29/03	\$352,250	MULTIPLE IMPS
1	322305	9343	10/25/04	\$485,000	NON-REPRESENTATIVE SALE
1	334040	1132	10/29/03	\$252,000	RELOCATION - SALE TO SERVICE
1	334040	1172	8/4/04	\$95,357	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	334040	1405	10/19/04	\$277,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	338832	0180	12/7/04	\$285,000	NO MARKET EXPOSURE; NON-REP SALE
1	338832	0220	4/18/03	\$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	338832	0220	4/5/04	\$221,000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
1	363950	0010	8/29/04	\$350,000	NON-REPRESENTATIVE SALE
1	507000	0150	10/22/04	\$89,643	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
1	662430	0170	3/28/03	\$272,280	EXEMPT FROM EXCISE TAX
1	722200	0106	4/18/03	\$34,029	PARTIAL INTEREST;RELATED PARTY,FRIEND,NBR.
1	722200	0107	12/20/04	\$379,990	PREVIOUS IMP VALUE LESS THAN \$10,000
1	722200	0199	11/26/03	\$147,000	IMP.CHAR. CHANGED SINCE SALE; RELATED PARTY
1	722200	0308	9/10/03	\$375,000	RELOCATION - SALE TO SERVICE
1	722200	0332	7/9/04	\$84,848	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	722200	0339	10/7/03	\$130,000	NO MARKET EXPOSURE
1	722200	0393	7/23/04	\$51,607	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	722927	0040	2/24/03	\$67,481	QUIT CLAIM DEED;
1	723160	0085	2/20/04	\$272,000	NON-REPRESENTATIVE SALE
1	723160	0128	11/19/04	\$272,450	PREVIOUS IMP VALUE LESS THAN \$10,000
1	723160	0135	9/20/04	\$263,450	PERCENT COMPLETE 2004
1	723160	0140	12/14/04	\$249,950	PERCENT COMPLETE 2004
1	761680	0320	7/25/03	\$248,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	855700	0020	8/5/04	\$250,000	NON-REPRESENTATIVE SALE
1	855700	0130	4/18/03	\$270,000	RELOCATION - SALE TO SERVICE
1	855700	0260	1/20/03	\$111,144	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	855860	0060	5/12/04	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	855920	0110	1/29/04	\$147,166	QUIT CLAIM DEED; PARTIAL INTEREST
1	886050	0020	4/2/03	\$118,250	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
1	886050	0100	12/20/04	\$330,000	NON-REPRESENTATIVE SALE
1	886050	0150	4/29/03	\$116,934	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	886050	0200	11/5/04	\$395,000	NO MARKET EXPOSURE
1	886050	0220	9/10/04	\$430,000	NO MARKET EXPOSURE
1	889870	0120	8/18/04	\$360,000	NO MARKET EXPOSURE
1	889870	0120	7/30/03	\$312,000	NO MARKET EXPOSURE; NON-REP SALE
1	889870	0290	10/16/03	\$246,900	BANKRUPTCY; IMP. CHAR. CHANGED SINCE SALE
1	889870	0670	9/8/04	\$268,000	NON-REPRESENTATIVE SALE
1	889870	1100	4/28/03	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	889870	1170	2/27/03	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	889920	0020	11/3/04	\$79,136	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	889920	0020	9/13/03	\$61,191	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
1	889920	0300	11/15/04	\$233,000	NO MARKET EXPOSURE
1	889920	0650	9/30/03	\$62,333	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
1	889921	0030	1/22/04	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	895030	0100	3/29/03	\$140,000	ESTATE ADMIN; NO MARKET EXPOSURE
1	895650	0110	3/3/04	\$247,500	BANKRUPTCY; IMP. CHAR. CHANGED SINCE SALE
1	895650	0160	10/29/03	\$251,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	948574	0070	5/8/03	\$56,383	PARTIAL INTEREST; RELATED PARTY, FRIEND, NBR.
1	948574	0250	8/15/03	\$307,500	RELOCATION - SALE TO SERVICE
1	948575	0140	9/2/04	\$274,000	NO MARKET EXPOSURE
1	948576	0040	3/5/03	\$234,900	NON-REPRESENTATIVE SALE
2	011070	0180	11/11/04	\$179,161	RELATED PARTY, FRIEND, OR NEIGHBOR
2	052205	9021	8/24/04	\$239,000	MULTIPLE IMPS
2	052205	9022	7/14/04	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	052205	9111	10/28/04	\$235,000	NO MKT EXPOSURE; IMPCHAR CHANGED SINCE SALE
2	052205	9144	9/4/03	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	052205	9155	9/26/03	\$151,800	NO MARKET EXPOSURE
2	052205	9189	7/12/04	\$100,000	QUIT CLAIM DEED;
2	062205	9051	12/26/03	\$178,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	062205	9056	3/13/03	\$120,000	NON-REPRESENTATIVE SALE
2	062205	9134	7/9/03	\$128,625	QUIT CLAIM DEED;
2	072205	9107	11/29/04	\$275,000	NO MARKET EXPOSURE
2	072205	9220	2/19/03	\$289,950	RELOCATION - SALE TO SERVICE
2	082205	9193	7/13/04	\$87,566	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
2	082205	9250	1/3/03	\$189,000	NON-REPRESENTATIVE SALE
2	107947	0130	2/13/04	\$293,000	RELOCATION - SALE TO SERVICE
2	109150	0060	8/28/03	\$240,000	RELOCATION - SALE TO SERVICE
2	109150	0220	3/24/03	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	109150	0300	1/24/03	\$213,500	FORCED SALE
2	162070	0010	5/15/03	\$249,900	RELOCATION - SALE TO SERVICE

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	172205	9080	1/22/03	\$280,000	NO MARKET EXPOSURE; NON-REP SALE
2	172205	9114	4/16/04	\$185,000	FORCED SALE
2	182205	9037	6/12/03	\$165,000	TEAR DOWN; PLOTTAGE
2	182205	9076	11/11/03	\$195,000	NON-REPRESENTATIVE SALE
2	182205	9164	5/19/03	\$327,000	PLOTTAGE;
2	182205	9221	11/11/03	\$255,000	NON-REPRESENTATIVE SALE
2	182205	9259	6/6/03	\$194,213	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	182205	9447	12/1/04	\$540,000	PREVIOUS IMP VALUE LESS THAN \$10,000
2	182205	9448	11/22/04	\$530,000	PREVIOUS IMP VALUE LESS THAN \$10,000
2	182205	9449	11/19/04	\$538,000	PREVIOUS IMP VALUE LESS THAN \$10,000
2	206850	0220	4/1/03	\$170,000	NO MARKET EXPOSURE; FORCED SALE
2	206850	0230	6/26/03	\$170,000	NON-REPRESENTATIVE SALE
2	209560	0050	9/26/03	\$47,232	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
2	209560	0050	9/26/03	\$47,232	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
2	241650	0180	10/15/03	\$238,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	241650	0180	9/12/03	\$218,228	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	270840	0050	4/2/04	\$447,475	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	295290	0010	9/11/03	\$209,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	295300	0230	3/20/03	\$158,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	327698	0090	5/28/03	\$90,831	FULL SALES PRICE NOT REPORTED; RELATED PARTY
2	327698	0090	8/20/03	\$95,625	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	379138	0010	10/4/04	\$379,950	PERCENT COMPLETE 2004
2	379138	0020	10/18/04	\$319,950	PERCENT COMPLETE 2004
2	379138	0060	9/24/04	\$349,950	PERCENT COMPLETE 2004
2	379138	0070	10/26/04	\$359,950	PERCENT COMPLETE 2004
2	379138	0080	12/6/04	\$354,450	PERCENT COMPLETE 2004
2	379138	0090	12/2/04	\$354,950	PERCENT COMPLETE 2004
2	379138	0100	11/8/04	\$342,950	PERCENT COMPLETE 2004
2	379138	0180	9/10/04	\$319,950	PERCENT COMPLETE 2004
2	379140	0190	8/5/03	\$360,000	RELOCATION - SALE TO SERVICE
2	379140	0330	2/26/04	\$347,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	379141	0070	9/22/04	\$430,000	RELOCATION - SALE TO SERVICE
2	379141	0220	3/11/04	\$467,500	RELOCATION - SALE TO SERVICE
2	379141	0250	10/5/04	\$417,000	RELOCATION - SALE TO SERVICE
2	379141	0450	9/10/04	\$593,950	NON-REPRESENTATIVE SALE
2	379770	0050	2/4/03	\$65,620	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND
2	379770	0090	2/20/04	\$53,313	QUIT CLAIM DEED; PARTIAL INTEREST
2	508380	0080	7/17/03	\$179,000	NON-REPRESENTATIVE SALE
2	572850	0010	5/21/03	\$203,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	638650	0260	8/20/03	\$166,303	QUIT CLAIM DEED; PARTIAL INTEREST
2	638650	0300	8/20/03	\$215,950	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE
2	662340	0194	10/14/03	\$204,451	NO MARKET EXPOSURE
2	742900	0340	2/10/03	\$314,950	NON-REPRESENTATIVE SALE
2	793100	0100	9/30/04	\$258,000	PERCENT COMPLETE 2004

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	803560	0690	5/1/04	\$300,000	RELOCATION - SALE TO SERVICE
2	803565	0020	7/25/03	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	803565	0080	9/16/03	\$172,796	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	803565	0160	11/9/04	\$230,000	NON-REPRESENTATIVE SALE
2	880240	0645	5/11/04	\$360,000	CHANGE OF USE; NON-REPRESENTATIVE SALE
2	880240	0667	7/1/03	\$137,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	880240	0846	6/22/03	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	880240	0892	10/7/04	\$218,000	NON-REPRESENTATIVE SALE
2	880240	0905	5/19/04	\$158,000	NO MARKET EXPOSURE
2	932060	0160	5/28/03	\$230,000	RELOCATION - SALE TO SERVICE
2	932060	0300	7/25/03	\$169,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	932070	0140	2/24/04	\$27,532	QUIT CLAIM DEED;
2	932070	0180	11/10/03	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	940640	0010	9/8/03	\$96,178	QUIT CLAIM DEED;
2	940640	0200	9/15/03	\$310,000	NON-REPRESENTATIVE SALE
6	030550	0010	11/23/04	\$319,950	PREVIOUS IMP VALUE LESS THAN \$10,000
6	030550	0030	11/18/04	\$330,000	PERCENT COMPLETE 2004
6	030550	0040	11/22/04	\$345,950	PERCENT COMPLETE 2004
6	064691	0020	9/22/04	\$230,337	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0030	9/13/04	\$233,450	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0040	12/9/04	\$242,700	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0070	8/10/04	\$208,950	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0080	8/9/04	\$210,745	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0090	8/10/04	\$203,355	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0100	8/23/04	\$220,700	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0110	8/9/04	\$238,000	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0120	8/12/04	\$220,750	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0130	8/12/04	\$216,815	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0140	8/9/04	\$232,058	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0150	11/12/04	\$252,450	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0160	10/12/04	\$226,950	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0170	10/29/04	\$225,350	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0180	11/4/04	\$239,950	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0190	10/20/04	\$221,982	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0200	10/12/04	\$223,014	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0210	10/28/04	\$223,950	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0220	12/1/04	\$217,960	PREVIOUS IMP VALUE LESS THAN \$10,000
6	064691	0230	10/28/04	\$239,950	PREVIOUS IMP VALUE LESS THAN \$10,000
6	073940	0380	5/11/04	\$65,214	QUIT CLAIM DEED; PARTIAL INTEREST
6	074090	0110	9/13/04	\$140,000	NON-REPRESENTATIVE SALE
6	090800	0080	8/4/04	\$157,178	NON-REPRESENTATIVE SALE
6	090800	0190	11/2/04	\$266,000	PERCENT COMPLETE 2004
6	090800	0210	12/17/04	\$247,194	PERCENT COMPLETE 2004
6	090800	0320	4/2/04	\$237,950	PERCENT COMPLETE 2004

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	098400	0370	6/15/03	\$239,950	RELOCATION - SALE TO SERVICE
6	098400	0640	2/12/03	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098420	0500	2/24/03	\$196,358	EXEMPT FROM EXCISE TAX
6	098421	0060	9/29/04	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	098421	0090	5/24/03	\$168,000	NO MARKET EXPOSURE
6	098421	0170	12/6/04	\$256,000	NO MARKET EXPOSURE
6	098421	0200	7/1/04	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098421	0570	11/5/03	\$241,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098421	0580	9/29/04	\$123,533	NON-REPRESENTATIVE SALE
6	098421	0900	11/23/03	\$257,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098422	0100	10/15/04	\$262,000	RELOCATION - SALE TO SERVICE
6	098423	0470	1/10/03	\$173,720	BANKRUPTCY; EXEMPT FROM EXCISE TAX
6	140200	0120	8/21/03	\$229,000	NON-REPRESENTATIVE SALE
6	140210	0350	3/31/03	\$161,683	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
6	140220	0440	7/1/03	\$330,000	NO MARKET EXPOSURE
6	140220	0600	3/5/04	\$270,000	NO MARKET EXPOSURE
6	140220	0690	9/22/04	\$307,000	RELOCATION - SALE TO SERVICE
6	147312	0440	3/25/03	\$343,100	RELOCATION - SALE TO SERVICE
6	232983	0010	11/21/03	\$259,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	232985	0170	8/10/04	\$51,710	QUIT CLAIM DEED;
6	233323	0170	8/12/03	\$295,000	RELOCATION - SALE TO SERVICE
6	245997	0100	11/30/04	\$354,950	PREVIOUS IMP VALUE LESS THAN \$10,000
6	245997	0110	11/3/04	\$327,440	PREVIOUS IMP VALUE LESS THAN \$10,000
6	245997	0130	11/18/04	\$354,950	PREVIOUS IMP VALUE LESS THAN \$10,000
6	245997	0140	10/5/04	\$289,950	PERCENT COMPLETE 2004
6	245997	0150	10/12/04	\$303,009	PERCENT COMPLETE 2004
6	245997	0160	11/18/04	\$323,005	PERCENT COMPLETE 2004
6	245997	0170	10/6/04	\$294,950	PERCENT COMPLETE 2004
6	245997	0180	5/10/04	\$267,950	NON-REPRESENTATIVE SALE
6	245997	0180	11/8/04	\$294,950	PERCENT COMPLETE 2004
6	245997	0190	11/9/04	\$322,748	PERCENT COMPLETE 2004
6	247292	0020	3/22/04	\$305,000	NO MARKET EXPOSURE
6	247292	0170	2/18/04	\$309,950	NON-REPRESENTATIVE SALE
6	247292	0710	11/26/03	\$345,000	RELOCATION - SALE TO SERVICE
6	259184	0120	4/21/04	\$160,722	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
6	259184	0190	2/28/03	\$67,500	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
6	259184	0390	2/24/03	\$294,000	NON-REPRESENTATIVE SALE
6	282305	9079	2/10/03	\$175,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
6	322305	9038	9/14/04	\$120,000	QUIT CLAIM DEED;
6	322305	9160	8/27/04	\$245,000	TEAR DOWN
6	322305	9289	8/27/03	\$249,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	327485	0210	9/16/03	\$105,500	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
6	327620	0030	10/5/04	\$159,800	NO MARKET EXPOSURE
6	332305	9025	5/10/04	\$360,000	MULTI-PARCEL SALE;RELATED PARTY,FRIEND, NBR

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	332305	9082	11/23/04	\$236,500	ESTATE ADMIN; NO MARKET EXPOSURE
6	342305	9052	6/20/03	\$175,000	NO MARKET EXPOSURE
6	342305	9055	8/19/03	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	342305	9066	3/23/04	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	342305	9067	8/27/03	\$153,000	NON-REPRESENTATIVE SALE
6	342305	9079	6/8/04	\$160,000	NO MARKET EXPOSURE
6	342305	9081	2/17/03	\$149,140	EXEMPT FROM EXCISE TAX
6	342305	9081	6/26/03	\$166,000	NO MARKET EXPOSURE
6	342305	9113	12/31/03	\$210,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, NBR
6	342305	9115	8/19/03	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	342305	9117	7/16/03	\$230,000	NO MARKET EXPOSURE
6	342305	9139	10/1/04	\$215,000	NO MARKET EXPOSURE
6	342305	9159	10/22/04	\$950,000	CHANGE OF USE
6	342305	9176	3/27/04	\$10,029	GOV. AGENCY; EASEMENT OR RIGHT-OF-WAY
6	382040	0070	6/15/04	\$56,484	QUIT CLAIM DEED; PARTIAL INTEREST
6	382040	0070	7/4/04	\$1,130	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
6	430100	0080	10/7/04	\$239,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	508970	0450	6/4/04	\$282,500	RELOCATION - SALE TO SERVICE
6	619660	0160	5/25/04	\$39,269	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
6	619660	0260	8/21/03	\$134,950	NO MARKET EXPOSURE
6	619720	0022	6/19/03	\$147,103	EXEMPT FROM EXCISE TAX
6	619720	0441	11/3/03	\$91,718	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
6	619780	0025	4/10/03	\$179,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	619780	0025	11/11/03	\$275,000	NO MARKET EXPOSURE
6	619840	0020	7/23/04	\$272,800	NO MARKET EXPOSURE
6	619840	0300	8/20/03	\$300,000	NO MARKET EXPOSURE
6	619900	0125	2/28/03	\$49,050	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	619960	0280	1/5/04	\$312,000	MULTIPLE IMPS
6	662340	0135	12/29/03	\$70,000	QUIT CLAIM DEED
6	746140	0060	10/6/03	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	911710	0270	9/28/04	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.9%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2004 and 2005 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of +10.7%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## ***Area 59 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is .999.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
4	1	0.606	0.965	59.2%	N/A	N/A
5	9	0.754	0.963	27.8%	0.908	1.019
6	41	0.834	0.976	17.1%	0.952	1.000
7	475	0.906	0.994	9.7%	0.989	1.000
8	216	0.913	0.997	9.2%	0.988	1.005
9	73	0.919	1.021	11.0%	1.006	1.035
10	41	0.951	1.017	7.0%	0.999	1.036
11	0	N/A	N/A	N/A	N/A	N/A
12	1	0.967	0.986	1.9%	N/A	N/A
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1960	71	0.842	0.998	18.4%	0.980	1.015
1960-1969	158	0.886	0.994	12.2%	0.983	1.005
1970-1979	86	0.879	0.999	13.7%	0.984	1.013
1980-1989	164	0.895	0.994	11.0%	0.984	1.003
1990-1999	171	0.929	1.011	8.8%	1.000	1.021
>2000	207	0.942	0.997	5.8%	0.990	1.004
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	1	1.009	1.000	-0.9%	N/A	N/A
Average	594	0.927	1.001	8.0%	0.997	1.006
Good	225	0.873	0.994	13.9%	0.985	1.003
Very Good	37	0.787	0.982	24.8%	0.958	1.006
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	407	0.879	0.996	13.2%	0.989	1.002
1.5	19	0.832	0.994	19.5%	0.960	1.029
2	431	0.934	1.002	7.2%	0.996	1.007

## ***Area 59 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is .999.

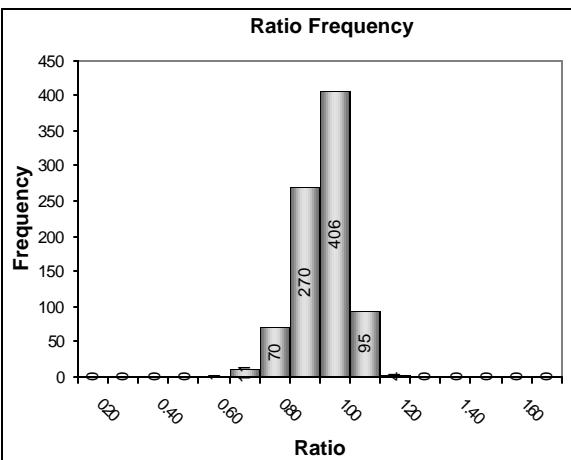
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1000	29	0.829	0.965	16.5%	0.940	0.991
1000-1499	268	0.879	0.994	13.2%	0.986	1.003
1500-1999	241	0.916	1.003	9.5%	0.996	1.010
2000-2499	183	0.921	0.993	7.8%	0.984	1.002
2500-2999	69	0.924	1.015	9.9%	0.998	1.032
>=3000	67	0.940	1.003	6.7%	0.988	1.018
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	818	0.910	0.999	9.8%	0.995	1.004
Y	39	0.892	0.991	11.0%	0.971	1.011
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	191	0.904	0.984	8.9%	0.975	0.993
2	381	0.920	1.012	10.0%	1.005	1.018
6	285	0.898	0.990	10.3%	0.983	0.997
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<5000	94	0.943	1.001	6.2%	0.991	1.011
05001-08000	314	0.921	1.002	8.8%	0.995	1.008
08001-12000	309	0.902	0.997	10.6%	0.989	1.005
12001-16000	68	0.900	0.995	10.6%	0.978	1.013
16001-20000	22	0.897	1.009	12.5%	0.983	1.035
20001-30000	28	0.867	0.999	15.2%	0.974	1.024
30001-43559	11	0.885	0.996	12.6%	0.939	1.053
1AC-4AC	11	0.782	0.965	23.4%	0.919	1.010

## 2004 Improved Parcel Ratio Analysis

<b>District/Team:</b> SE / TEAM - 2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/8/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>59-KENT/RENTON SUBURBS</b>	<b>Appr ID:</b> JMET	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
Sample size (n) 857 Mean Assessed Value 251,600 Mean Sales Price 276,700 Standard Deviation AV 70.779 Standard Deviation SP 73.679			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 0.910 Median Ratio 0.920 Weighted Mean Ratio 0.909			
<b>UNIFORMITY</b>			
Lowest ratio 0.526 Highest ratio: 1.182 Coefficient of Dispersion 7.03% Standard Deviation 0.084 Coefficient of Variation 9.22%			
<b>Price Related Differential (PRD)</b> 1.001			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.912 Upper limit 0.926			
<b>95% Confidence: Mean</b> Lower limit 0.904 Upper limit 0.915			
<b>SAMPLE SIZE EVALUATION</b>			
N (population size) 6427 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.084 <b>Recommended minimum:</b> 11 Actual sample size: 857 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 391 # ratios above mean: 466 Z: 2.562 <b>Conclusion:</b> <i>Non-normal</i>			

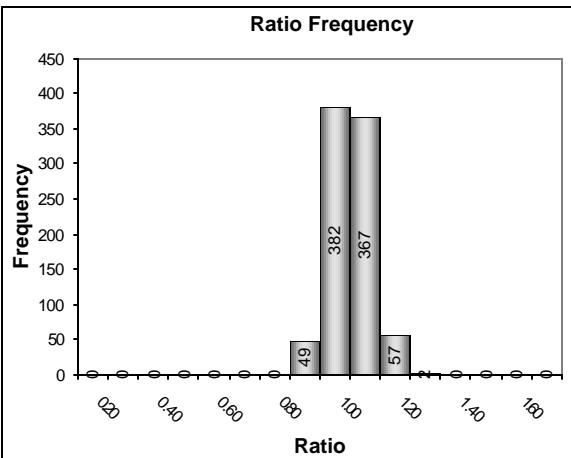


**COMMENTS:**

1 to 3 Unit Residences throughout area 59

## 2005 Improved Parcel Ratio Analysis

<b>District/Team:</b> SE / TEAM - 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/8/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>59-KENT/RENTON SUBURBS</b>	<b>Appr ID:</b> JMET	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
Sample size (n) 857 Mean Assessed Value 276,400 Mean Sales Price 276,700 Standard Deviation AV 72.882 Standard Deviation SP 73.679			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 1.002 Median Ratio 1.000 Weighted Mean Ratio 0.999			
<b>UNIFORMITY</b>			
Lowest ratio 0.809 Highest ratio: 1.239 Coefficient of Dispersion 5.04% Standard Deviation 0.064 Coefficient of Variation 6.39% Price Related Differential (PRD) 1.003			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.993 Upper limit 1.004 <b>95% Confidence: Mean</b> Lower limit 0.997 Upper limit 1.006			
<b>SAMPLE SIZE EVALUATION</b>			
N (population size) 6427 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.064 <b>Recommended minimum:</b> 7 Actual sample size: 857 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 440 # ratios above mean: 417 Z: 0.786 <b>Conclusion:</b> <b>Normal*</b> <i>*i.e. no evidence of non-normality</i>			



**COMMENTS:**

1 to 3 Unit Residences throughout area 59

Both assessment level and uniformity have been improved by application of the recommended values.

## Mobile Home Analysis

### **Scope of Mobile Home Data**

There are 89 parcels in Area 59 that are improved with a mobile home and 8 sales used in the valuation. The mobile homes are situated on various sized parcels and vary widely from the 1960's to the current year. At a minimum, all properties were inspected from the exterior to verify characteristics, and in some cases, interiors were inspected. Age, class, size and quality vary. Only sales with a mobile home as the primary residence were considered in the analysis. Sales used were from 1/1/2003 to 12/31/2004. A list of sales used and summary assessed value to sales ratio data is included in this report.

### **Model Development, Description and Conclusions**

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of 73.9% to 97.8% and improvement in the coefficient of variation of 7.97% to 3.32%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2004 and 2005 Ratio Analysis charts included in this report.

A single cost model proved to offer the greatest result toward equity of mobile homes in the area. The cost model was based on "Boeckh" (2005 Mobile-Manufactured Housing Cost Guide) with adjustments to reflect market value in this area. The model utilized is as follows:

Total Assessed Value =

RCNLD (Replacement Cost New Less Depreciation) + \$30,000+ Base Land

*The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.*

Application of these recommended values for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of 44.6%. This increase is due to upward market changes over time and the previous assessment level.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

***Mobile Home Sales Used In This Physical Inspection Analysis***  
**Area 59**

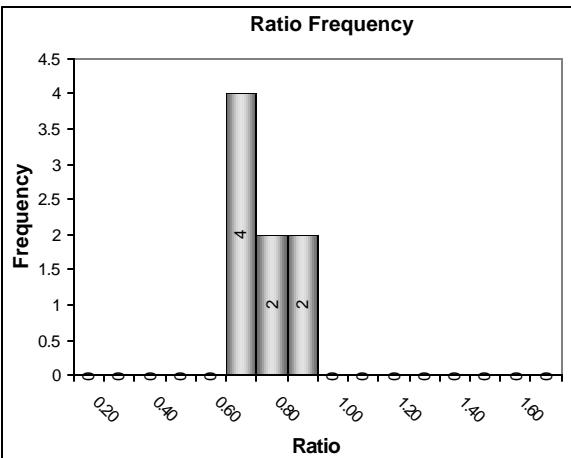
<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	008700	0100	3/5/03	\$175,775	16583	N	N
1	855860	0065	9/16/03	\$172,000	6940	N	N
2	052205	9312	7/30/04	\$216,700	26712	N	N
2	062205	9147	12/8/03	\$187,450	15225	N	N
2	178910	0030	4/22/04	\$161,000	10426	N	N
6	619780	0221	11/1/04	\$175,000	20530	N	N
6	619780	0223	10/25/04	\$230,000	20530	N	N
6	662300	0140	10/30/03	\$149,900	8976	N	N

**Mobile Home Sales Removed From This Physical Inspection Analysis**  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	619720	0145	5/8/03	\$131,108	EXEMPT FROM EXCISE TAX; MOBILE HOME
6	619720	0145	10/1/03	\$162,900	BANKRUPTCY-RECEIVER OR TRUSTEE; STMT TO DOR

## 2004 Mobile Home Parcel Ratio Analysis

<b>District/Team:</b> SE /TEAM - 2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/9/2005	<b>Sales Dates:</b> 1/2003 - 12/2004						
<b>Area</b> <b>KENT-RENTON SUBURBS</b>	<b>Appr ID:</b> JMET	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No						
<b>SAMPLE STATISTICS</b>									
<p><i>Sample size (n)</i> 8</p> <p><i>Mean Assessed Value</i> 135,600</p> <p><i>Mean Sales Price</i> 183,500</p> <p><i>Standard Deviation AV</i> 22,602</p> <p><i>Standard Deviation SP</i> 27,202</p>									
<b>ASSESSMENT LEVEL</b>									
<p><i>Arithmetic Mean Ratio</i> 0.739</p> <p><i>Median Ratio</i> 0.740</p> <p><i>Weighted Mean Ratio</i> 0.739</p>									
<b>UNIFORMITY</b>									
<p><i>Lowest ratio</i> 0.674</p> <p><i>Highest ratio:</i> 0.801</p> <p><i>Coefficient of Dispersion</i> 7.35%</p> <p><i>Standard Deviation</i> 0.059</p> <p><i>Coefficient of Variation</i> 7.97%</p> <p><i>Price Related Differential (PRD)</i> 1.000</p>									
<b>RELIABILITY</b>									
<p><b>95% Confidence: Median</b></p> <p><i>Lower limit</i> 0.674</p> <p><i>Upper limit</i> 0.801</p> <p><b>95% Confidence: Mean</b></p> <p><i>Lower limit</i> 0.698</p> <p><i>Upper limit</i> 0.780</p>									
<b>SAMPLE SIZE EVALUATION</b>									
<p><i>N (population size)</i> 89</p> <p><i>B (acceptable error - in decimal)</i> 0.05</p> <p><i>S (estimated from this sample)</i> 0.059</p> <p><b>Recommended minimum:</b> 5</p> <p>Actual sample size: 8</p> <p><b>Conclusion:</b> OK</p>									
<b>NORMALITY</b>									
<p><b>Binomial Test</b></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td># ratios below mean:</td> <td>4</td> </tr> <tr> <td># ratios above mean:</td> <td>4</td> </tr> <tr> <td>Z:</td> <td>0.000</td> </tr> </table> <p><b>Conclusion:</b> <i>Normal*</i></p> <p><i>*i.e. no evidence of non-normality</i></p>				# ratios below mean:	4	# ratios above mean:	4	Z:	0.000
# ratios below mean:	4								
# ratios above mean:	4								
Z:	0.000								

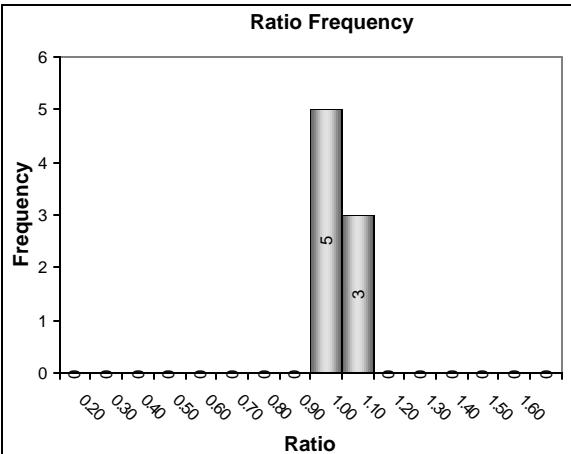


**COMMENTS:**

Mobile Home Residences throughout area 59

## 2005 Mobile Home Parcel Ratio Analysis

<b>District/Team:</b> SE /TEAM - 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/9/2005	<b>Sales Dates:</b> 1/2003 - 12/2004				
<b>Area</b> <b>KENT-RENTON SUBURBS</b>	<b>Appr ID:</b> JMET	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No				
<b>SAMPLE STATISTICS</b>							
<p><i>Sample size (n)</i> 8</p> <p><i>Mean Assessed Value</i> 179,400</p> <p><i>Mean Sales Price</i> 183,500</p> <p><i>Standard Deviation AV</i> 25,230</p> <p><i>Standard Deviation SP</i> 27,202</p>							
<b>ASSESSMENT LEVEL</b>							
<p><i>Arithmetic Mean Ratio</i> 0.979</p> <p><i>Median Ratio</i> 0.975</p> <p><i>Weighted Mean Ratio</i> 0.978</p>							
<b>UNIFORMITY</b>							
<p><i>Lowest ratio</i> 0.939</p> <p><i>Highest ratio:</i> 1.017</p> <p><i>Coefficient of Dispersion</i> 2.70%</p> <p><i>Standard Deviation</i> 0.033</p> <p><i>Coefficient of Variation</i> 3.32%</p> <p><i>Price Related Differential (PRD)</i> 1.001</p>							
<b>RELIABILITY</b>							
<p><b>95% Confidence: Median</b></p> <p><i>Lower limit</i> 0.939</p> <p><i>Upper limit</i> 1.017</p> <p><b>95% Confidence: Mean</b></p> <p><i>Lower limit</i> 0.956</p> <p><i>Upper limit</i> 1.001</p>							
<b>SAMPLE SIZE EVALUATION</b>							
<p><i>N (population size)</i> 89</p> <p><i>B (acceptable error - in decimal)</i> 0.05</p> <p><i>S (estimated from this sample)</i> 0.033</p> <p><b>Recommended minimum:</b> 2</p> <p>Actual sample size: 8</p> <p><b>Conclusion:</b> OK</p>							
<b>NORMALITY</b>							
<p><b>Binomial Test</b></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th># ratios below mean:</th> <th>5</th> </tr> </thead> <tbody> <tr> <th># ratios above mean:</th> <th>3</th> </tr> </tbody> </table> <p>Z: 0.707</p> <p><b>Conclusion:</b> Normal*</p> <p>*i.e. no evidence of non-normality</p>				# ratios below mean:	5	# ratios above mean:	3
# ratios below mean:	5						
# ratios above mean:	3						



### COMMENTS:

Mobile Home Residences throughout area 59

Both assessment level and uniformity have been improved by application of the recommended values.

## **USPAP Compliance**

### ***Client and Intended Use of the Appraisal:***

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### ***Definition and date of value estimate:***

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is*

*being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.*  
[1989 c 246 § 4]

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Departure Provisions:**

**Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception**

SR 6-2 (i)

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*

### **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



**King County  
Department of Assessments**

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**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr